

Public Hearing Notice

The City of Linden will hold a public hearing to obtain comments regarding its application to the NJDEP Green Acres Program, for the proposed minor disposal of parkland owned by the City of Linden, Union County. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the City Clerk's Office, 2nd Floor, City Hall, 301 North Wood Avenue, and the Linden Free Public Library, 31 East Henry Street, and at the NJDEP Green Acres Program offices (address below).

The public hearing will be held on Thursday, March 26, 2020, at 6:00 pm at Linden High School, Susan L. Hudak Auditorium, 121 W St Georges Ave, Linden, NJ. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by Thursday, April 9, 2020.

The proposed parkland disposal would involve the purchase by the Linden Board of Education of a 0.103 acre parcel of the existing Woodrow Wilson Memorial Park, Block 274, Lot 2, at the corner of West Saint Georges Avenue and Summit Terrace for the purpose of building a new access road and addition to the existing Linden Academy of Science and Technology. In accordance with NJAC 7:36-26.5(a), monetary compensation in the amount of \$33,813.00 will be deposited in the Garden State Preservation Trust Fund and monetary tree removal compensation in the amount of \$606,644.29 will be deposited in the Shade and Community Forest Preservation License Plate Fund.

All written comments should be submitted to the City of Linden, with copy to the NJDEP Green Acres Program, at the following addresses:

City of Linden
Clerk's Office
2nd Floor, City Hall
301 North Wood Avenue
Linden, NJ 07036

NJ Department of Environmental Protection
Green Acres Program
Bureau of Legal Services and Stewardship
501 East State Street, 1st Floor
Mail Code 501-01
P.O. Box 420
Trenton, NJ 08625-0420
Attention: Adam Taylor
Adam.Taylor@dep.nj.gov

1. Pre-Application Report & Alternatives Analysis (35 pages)
 - a. USGS Topo Mapping
 - b. Aerial of site
 - c. Aerial of site with proposed addition
 - d. Landscape project mapping
 - e. Natural Heritage Project request
 - f. Estimates
 - g. Deeds
2. Environmental Report (8 pages)
 - a. Soil Map
3. Land Valuation Forms (6 pages)
 - a. Land Valuation memo from Green Acres
4. Compensation Proposal (4 pages)
 - a. Tree compensation spreadsheet
 - b. Linden City Council Resolution
5. Permit/Approval Checklist (3 pages)
6. Maps (5 pages)
7. Surveyor's Certification (1 page)
8. Metes & Bounds Descriptions (8 pages)
9. Land Diversion Map (1 page)

**PRE-APPLICATION REPORT
& ALTERNATIVES ANALYSIS**
for
**GREEN ACRES PROGRAM MINOR DISPOSAL
WOODROW WILSON MEMORIAL PARK**
Block 274, Lot 2
City of Linden, Union County, New Jersey

Prepared For
City of Linden
301 North Wood Avenue
Linden, NJ

Prepared By

EDWARDS
ENGINEERING GROUP, INC

69 West End Avenue
PO Box 8437
Somerville, NJ 08876
Tel 908-231-9595
Fax 908-231-9696

~~December 10, 2019~~
Revised: February 14, 2020

1. PROPOSED DISPOSAL DESCRIPTION

The following report proposes the disposal of a 0.103 acre parcel^(B) of the existing Woodrow Wilson Memorial Park, Block 274, Lot 2^(A), in the City of Linden. The proposed parcel would be subdivided from the remainder of the park for purchase by the Linden Board of Education and use by the adjoining Linden Academy of Science and Technology^(C/E).

The existing Woodrow Wilson Memorial Park is located on a 6.373 acre lot spanning the middle of Block 274, from Orchard Terrace to the north to Summit Terrace to the south, and contains a man-made lake, paved walking paths, a playground, open lawns, hand ball courts, tennis courts, and basketball courts. The park was created in 1935, when Summit Terrace had not yet been constructed. In 1936, a small parcel of land at the southeastern corner of the park was added to the park to provide access to the park from West Saint Georges Avenue, NJ State Highway 27, while Summit Terrace was under construction. Once Summit Terrace was completed, the small portion of land providing access to West Saint Georges Avenue remained, but has little to no beneficial use to the park as it is currently configured. The park is adjacent to residential lots to the west and the Linden Academy of Science and Technology to the east^(H).

The parcel slated for disposal is located between the southern parking lot for the school and Summit Terrace, thereby blocking access from Summit Terrace to the school campus. The parcel is occupied by open lawn area with four trees. The parcel is bordered by chainlink fence at the street sides and the adjacent southern school parking lot and is open to a lawn area on the school property and the remainder of the park. There is a small pedestrian access point in the fence at the corner of Summit Terrace and W St Georges Avenue, which has multiple tripping hazards due to exposed tree roots^(I).

Per N.J.A.C. 7:36-26.2(b)2, the proposed disposal is classified as a minor disposal. The proposed disposal, which is requested by the City of Linden, is 0.103 acres, or 1.6% of the total park area. The disposal of the parcel will not adversely impact the use of or access to the remainder of the park, as it is located away from the main lawn area and is blocked from safe access by fence^(J).

Per N.J.A.C 7:36-26.1(d)1, a proposed parkland disposal must fulfill a compelling public need or yield a significant public benefit. In this case, the proposed disposal will benefit the public by allowing the Linden Board of Education to better serve the students at the Linden Academy of Science and Technology through improved utilization of the school campus^(D). The Linden Academy of Science and Technology currently has frontage on Orchard Terrace and West St. Georges Avenue (State Route 27). The school building is positioned proximate to property lines on three sides, with the school parking areas and the only access driveway off West St. Georges Avenue on the remaining side of the building. The only open area on the campus is divided from the building by the access driveway. The addition of the area proposed for disposal to the school campus would allow the relocation of the school driveway to Summit Terrace, opening an area for a building expansion. The proposed three-story building expansion would be sized to

house a relocated gym and related spaces on the second and third floor, with an expanded parking area on the first floor. The relocated gym would in turn open areas inside the existing building for additional classrooms. In addition, relocating the school driveway to Summit Terrace would improve the safety and efficiency of traffic entering and exiting the school site. West St Georges Avenue is a well trafficked four lane road, which makes left turns into or out of the school driveway difficult and slow. By relocating the driveway to the less trafficked, two lane Summit Avenue, all turns into and out of the school would be faster and less dangerous.

A schematic site plan of the proposed addition is enclosed in this application. Final plans and specifications will comply with all New Jersey Department of Education standards^(G).

2. ALTERNATIVES ANALYSIS

There are three potential alternatives for the proposed disposal. First, the “no build” alternative, would leave all conditions as they currently exist. Second, proposed disposal and subdivision would not proceed, and a smaller addition would be constructed. Third, the proposed disposal and subdivision would proceed, and the alternative driveway to Summit Terrace could be constructed to enable the construction of a larger addition. Potential alternatives were determined by analyzing the undeveloped land available to the school. None of the alternatives involve any areas mapped as endangered or threatened species habitat, per the attached Landscape Project Mapping. A request for information has also been filed with the Department’s Natural Heritage Database, please see the attached email.

- A. The “no build” alternative would continue the existing conditions, preventing any expansion of the school building. Per N.J.A.C. 7:36-26.4(e)2i, this option would preclude the essential purpose of providing room for the public school to increase services to students, and would therefore be a detriment to the public good, making this alternative “not reasonable”.
- B. The second alternative, constructing a smaller building addition on the existing property would similarly be a “not reasonable” alternative. The goal of the building addition is to provide a space for a new gymnasium and related spaces, which would open space within the existing building for new classrooms. A building addition on the existing property could be at most 110 feet by 110 feet. This would not allow space for the full gymnasium elements, such as the locker rooms and coach offices, and therefore would not meet the needs of the school district.

Additionally, one of the goals of the project is to improve traffic safety and parking conditions on the site by providing additional parking and relocating the driveway to the Summit Terrace. While additional parking could be provided on the ground floor of the addition, this would increase traffic through the existing driveway entrance on W St Georges Ave, which would increase the number of vehicles making risky left turn maneuvers onto and off of a four lane state highway with a

speed limit of 35 mph. This alternative could increase parking space, but would decrease the overall safety of vehicles entering and leaving the campus.

This alternative would increase impervious coverage on the site by approximately 8,230 square feet. Stormwater management and water quality treatment measures would be required to mitigate the increase of runoff from the additional impervious coverage, and likely would be located under the relocated driveway.

Site work for this alternative, not including stormwater management measures, would cost approximately \$165,000. This includes the demolition of the existing driveway and walkways and construction of the new driveway. Stormwater management measures would be dependent on factors such as depth to seasonal high groundwater, and therefore would require additional investigation to determine the scope and cost of the required system. Construction of all sitework associated with this alternative would take approximately twelve months to complete. A schematic of the smaller addition that would be possible in this alternative has not been designed, however the cost would be less than the full addition described in alternate #3.

Permits required for this alternative would consist of: New Jersey Department of Education Approval, New Jersey Department of Community Affairs – Elevator Permit, Somerset-Union Soil Conservation District – Soil Erosion & Sediment Control Plan Certification, Rahway Valley Regional Sewerage Authority – Sewage Treatment Approval, Union County Planning Board – Site Plan Approval, City of Linden Planning Board – Capital Project Site Plan Review, and City of Linden – NJ Uniform Construction Code Building Permits and Department of Health Permit.

While this alternative would increase the services to the public school students through the construction of an addition, it would also lessen the services being provided to the staff and visitors who use the parking areas. Overall, this alternative would not maximize the essential purpose of the proposed project.

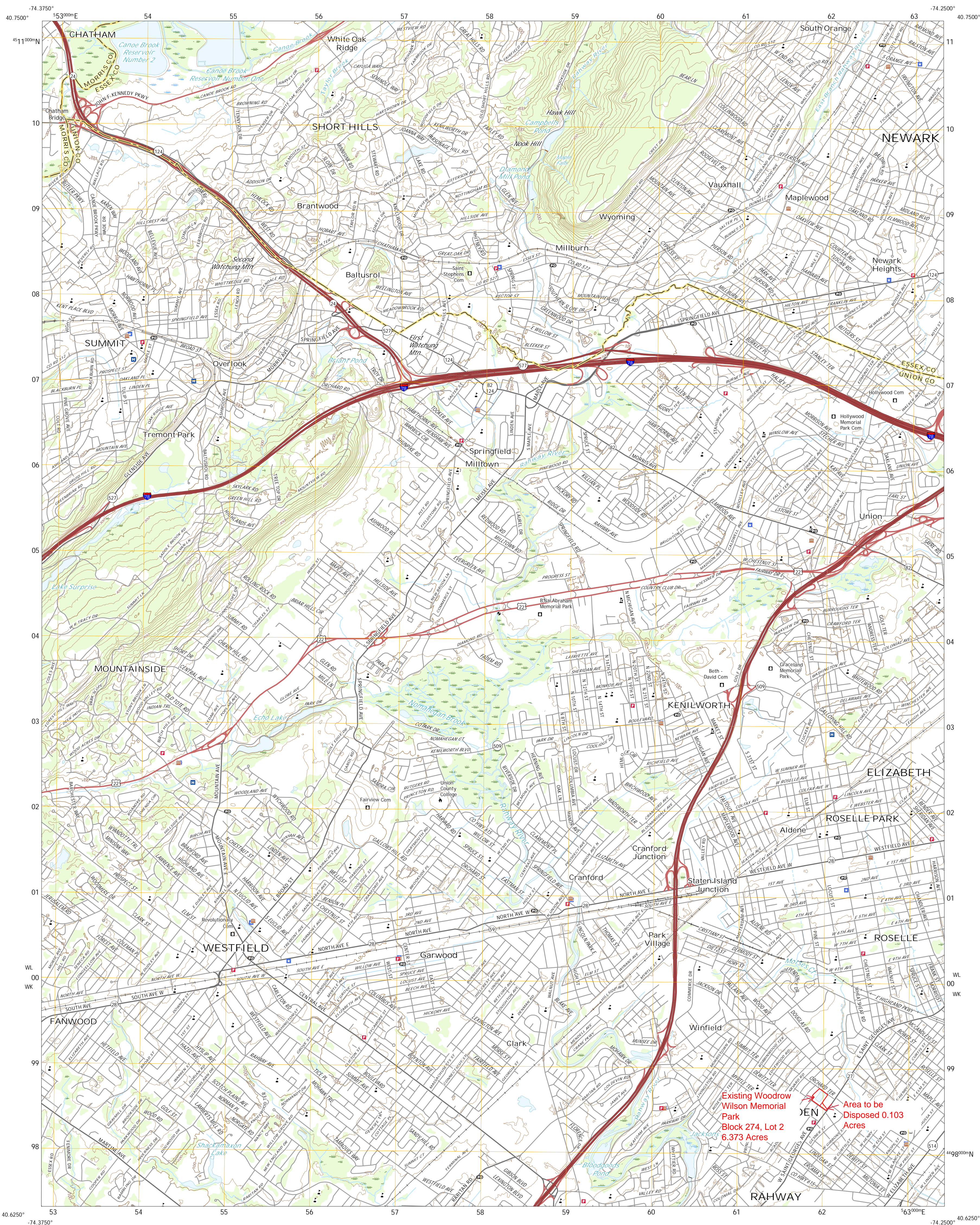
- C. The third alternative is the above described disposal and subdivision, which would allow constructing a new driveway off Summit Terrace and eliminating the driveway off West St. Georges Avenue. This alternative would open an area that would allow an approximately 15,170 square foot, three-story addition with parking on the ground floor and a new gymnasium with associated locker rooms and offices on the second and third floors. This maximum building footprint complies with the existing front setback. The parking count on the site would be increased by approximately 21 stalls, and the driveway would be located on a less trafficked and safer side road.

This alternative would increase impervious coverage on the site by approximately 9,600 square feet. Stormwater management and water quality treatment measures would be required to mitigate the increase of runoff from the additional impervious coverage, and likely would be located under the relocated driveway and expanded parking area.

Site work for this alternative, not including stormwater management measures, would cost approximately \$190,000. This includes the demolition of the existing driveway and walkways and construction of the new driveway and parking area. Stormwater management measures would be dependent on factors such as depth to seasonal high groundwater, and therefore would require additional investigation to determine the scope and cost of the required system. Construction of all sitework associated with this alternative would take approximately twelve months to complete. Construction of the full building addition for this alternative would cost approximately \$7,835,000.00.

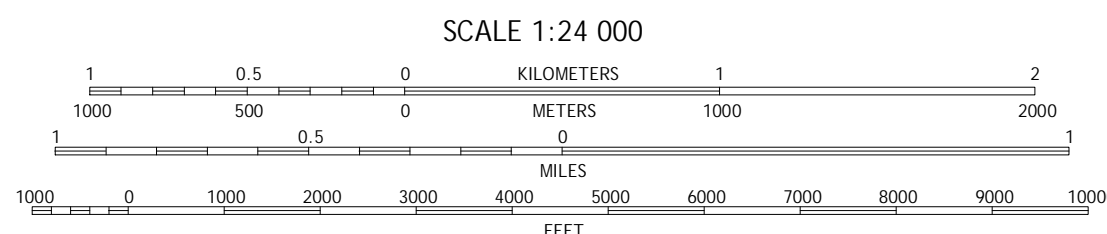
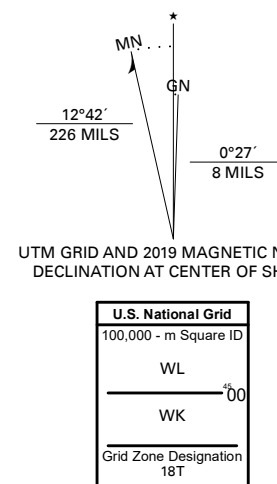
Permits required for this alternative would consist of: New Jersey Department of Education Approval, New Jersey Department of Community Affairs – Elevator Permit, Somerset-Union Soil Conservation District – Soil Erosion & Sediment Control Plan Certification, Rahway Valley Regional Sewerage Authority – Sewage Treatment Approval, Union County Planning Board – Minor Subdivision Approval, Union County Planning Board – Site Plan Approval, City of Linden Planning Board – Minor Subdivision Approval, City of Linden Planning Board – Capital Project Site Plan Review, and City of Linden – NJ Uniform Construction Code Building Permits and Department of Health Permit.

This third and last alternative would maximize the services and safety provided to both the public school students and staff, and therefore permit the Board of Education to fulfill its essential purpose



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:.....NAIP, July 2015 - December 2017
Roads:.....U.S. Census Bureau, 2016
Names:.....GNIS, 1979 - 2019
Hydrography:.....National Hydrography Dataset, 2002
Contours:.....National Elevation Dataset, 2013
Boundaries:.....Multiple sources: see metadata file 2017 - 2018
Wetlands:.....FWS National Wetlands Inventory 2007 - 2011




1	2	3
4	5	6
7	8	9

1 Morristown
2 Caldwell
3 Orange
4 Chatham
5 Elizabeth
6 Plainfield
7 Perth Amboy
8 Arthur Kill

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route





Existing Woodrow
Wilson Memorial Park
Block 274, Lot 2
6.373 Acres

This is an aerial photograph of a residential neighborhood. A large area in the center is outlined with a thick red line, representing a park. Within this red-outlined area is a dark, irregularly shaped pond. Several streets are visible and labeled: Orchard Terrace runs diagonally from the top left towards the center; Evergreen Pl runs diagonally from the top right towards the center; W St Georges Ave runs vertically on the right side; Thelma Terrace runs diagonally from the bottom left towards the center; and Dewitt Terrace runs diagonally from the bottom left towards the center. A small rectangular area at the bottom right of the red-outlined park is also outlined in red. Two white text boxes with red text are overlaid on the image. The first box, on the left, points to the main red-outlined area with a red arrow. The second box, on the bottom right, points to the smaller red-outlined area with a red arrow.

Area to be
Disposed
0.103 Acres



EDWARDS
Engineering Group, Inc.

Consulting Engineers & Land Surveyors
Certificate of Authorization: 24GA28008000
P.O. Box 8437 - Somerville, NJ - 08876-8437
908.231.9595 Fax 908.231.9696

PROPOSED LAND DISPOSAL AT WOODROW WILSON MEMORIAL PARK
CITY OF LINDEN - UNION COUNTY
SCALE 1"=80'±



Show search results for 121 W S...



69 ft



Legend



Piedmont Plains - Species Based Habitat - Landscape Project 3.3

-  Rank 1 - Habitat specific requirements
-  Rank 2 - Special Concern
-  Rank 3 - State Threatened
-  Rank 4 - State Endangered
-  Rank 5 - Federal Listed

Area to be Disposed



[Print](#) | [Close Window](#)

Subject: RE: [EXTERNAL] Linden Green Acres
From: DEP NATLANDS <NATLANDS@dep.nj.gov>
Date: Wed, Feb 12, 2020 12:26 pm
To: "mreeser@edwardsengineeringgroup.com" <mreeser@edwardsengineeringgroup.com>

Request rec'd.

Time Frame for Response:

Data requests are processed in the order in which they are received; **please allow at least 30 days for response.** Your response will be emailed to the email address that's provided on the NHP Data Request Form.

Thank you
Darin Oliver
The Natural Heritage Program
609-984-1339
Natlands@dep.nj.gov

From: mreeser@edwardsengineeringgroup.com <mreeser@edwardsengineeringgroup.com>
Sent: Wednesday, February 12, 2020 10:49 AM
To: DEP NATLANDS <NATLANDS@dep.nj.gov>
Subject: [EXTERNAL] Linden Green Acres

Good Morning:

Please see the attached data request form for information regarding threatened or endangered species habitat. Please let me know if you need any further information.

Thanks,
Michaela

Michaela Reeser
Edwards Engineering Group, Inc.
Phone 908-231-9595
Fax 908-231-9696

Copyright © 2003-2020. All rights reserved.



State of New Jersey
Department of Environmental Protection
Natural Heritage Data Request Form

The New Jersey Natural Heritage Program Office of Natural Lands Management
Mail Code 501-04, P.O. Box 420, Trenton, New Jersey 08625-0420
(609) 984-1339
Fax No.: (609) 984-1427



Please print clearly. All sections are required.

1. Mr. / Ms. _____ Agency/Company: _____
Address: _____ City, State, Zip: _____
Phone: _____ Ext: _____ E-mail: _____
2. Project Name: _____
Municipality(ies): _____ County(ies): _____
Block(s): _____ Lot(s): _____
Coordinates (NAD 1983 State Plane feet [6 digits] or Lat/Long):
E(x) / Longitude: _____ N(y) / Latitude: _____
3. Project Description: _____

4. Site Location Map A map showing the project boundary (e.g., aerial imagery, street map, tax or parcel map with block and lot). Responses will be delayed if site locations are not clearly delineated. Alternatively, you may submit GIS data (e.g., shapefile, geodatabase, *.kml/kmz) by attaching it to your email submittal. If doing so, please indicate here.
GIS data is attached: Yes _____ No _____
5. Riparian Zone Is this request submitted as part of a Riparian Zone width determination? Yes _____ No _____
6. Acknowledgement & Signature Any material supplied by the Office of Natural Lands Management will not be published without crediting the Natural Heritage Database as the source of the material. It is understood that there will be a charge of \$70.00 per hour for the services requested. An invoice will be sent with the request response. **Please pay by check or money order (no credit card) payable to:**
"DEP – Office of Natural Lands Management" (please do not reference "NJ State Treasury").
Signed: _____ Date: _____

Time Frame for Response:

Data requests are processed in the order in which they are received; PLEASE ALLOW AT LEAST 30 DAYS FOR RESPONSE.

All responses will be emailed to the address provided above, unless other arrangements are specifically requested.

Submit Completed Form With Attachments To The Following Email Address: NATLANDS@DEP.NJ.GOV. You may also fax your data request to: (609) 984-1427. If you would like to send in your data request via regular mail, please use the following address:

NJDEP Office of Natural Lands Management
Mail Code 501-04
PO Box 420
Trenton, NJ 08625-0420

FOR OFFICE USE ONLY

DATE RECEIVED _____

Item Code: REG _____ ST _____ NC _____ Hrs: _____

Project Code: _____ Inv.#: _____

Revised August 2019

William B. Edwards, P.E.
David Lucchi, P.L.S.
Beth E. Kenderdine, P.E.

EDWARDS

Engineering Group, Inc.
Consulting Engineers and Land Surveyors

P.O. Box 8437
Somerville, NJ 08876

Tel: (908) 231-9595
Fax: (908) 231-9696

Statement of Probable Cost Green Acres Proposed Disposal

EEG Project No. 1365B
2/14/2020

Alternative 2

Does not include stormwater management system, utilities

		Unit	Unit Price	Subtotal
SITE PREPARATION				
Wheel Cleaning Blanket 12" Thk	1,500	SF	\$ 3.25	\$ 4,875.00
DGA Base Course, 6" thk	1,750	SY	\$ 17.00	\$ 29,750.00
Pavement Demolition, 4"-8"	975	SY	\$ 8.75	\$ 8,531.25
Curb Removal	600	LF	\$ 3.75	\$ 2,250.00
Inlet/Manhole Demolition	6	EA	\$ 950.00	\$ 5,700.00
Conc/Sidewalk Demo	120	SY	\$ 13.00	\$ 1,560.00
Light Pole Removal	3	EA	\$ 300.00	\$ 900.00
Chain Link Fence Removal	285	LF	\$ 3.85	\$ 1,097.25
				\$ 54,663.50
PAVING				
HMA 9.5M64 Surface Course	150	TON	\$ 125.00	\$ 18,750.00
HMA 19M64 Base Course	300	TON	\$ 110.00	\$ 33,000.00
Concrete Curb, Class B 9x8x18	825	LF	\$ 28.00	\$ 23,100.00
Concrete, Sidewalk, 4" thick, Class B	100	SY	\$ 68.00	\$ 6,800.00
				\$ 81,650.00
TRAFFIC CONTROL				
Signs typ. 24" x 24"	6	EA	\$ 425.00	\$ 2,550.00
Thermoplastic Traffic Marking, 4" wide	680	LF	\$ 1.10	\$ 748.00
Thermoplastic Traffic Marking, Arrows	7	EA	\$ 290.00	\$ 2,030.00
Thermoplastic Traffic Marking, HC	2	EA	\$ 300.00	\$ 600.00
				\$ 5,928.00
LANDSCAPING / SITE FURNITURE				
Chain Link Fence (4' high)	115	LF	\$ 55.00	\$ 6,325.00
4" Topsoil, Fertilizer & Seed	115	SY	\$ 10.00	\$ 1,150.00
				\$ 7,475.00

SUBTOTAL \$ 149,716.50
10% CONTINGENCY \$ 14,971.65
TOTAL \$ 164,688.15


William B. Edwards, P.E.


Date

William B. Edwards, P.E.
David Lucchi, P.L.S.
Beth E. Keuderdine, P.E.

EDWARDS

Engineering Group, Inc.
Consulting Engineers and Land Surveyors

P.O. Box 8437
Somerville, NJ 08876

Tel: (908) 231-9595
Fax: (908) 231-9696

Statement of Probable Cost Green Acres Proposed Disposal

EEG Project No. 1365B
2/14/2020

Alternative 3

Does not include stormwater management system, utilities

		Unit	Unit Price	Subtotal
SITE PREPARATION				
Wheel Cleaning Blanket 12" Thk	1,500	SF	\$ 3.25	\$ 4,875.00
DGA Base Course, 6" thk	2,000	SY	\$ 17.00	\$ 34,000.00
Pavement Demolition, 4"-8"	975	SY	\$ 8.75	\$ 8,531.25
Curb Removal	625	LF	\$ 3.75	\$ 2,343.75
Inlet/Manhole Demolition	6	EA	\$ 950.00	\$ 5,700.00
Conc/Sidewalk Demo	130	SY	\$ 13.00	\$ 1,690.00
Light Pole Removal	3	EA	\$ 300.00	\$ 900.00
Chain Link Fence Removal	550	LF	\$ 3.85	\$ 2,117.50
Inlet Sediment Filter	6	EA	\$ 200.00	\$ 1,200.00
Tree Removal, 24"-30" caliper, Incl. stump	4	EA	\$ 2,500.00	\$ 10,000.00
				\$ 71,357.50
PAVING				
HMA 9.5M64 Surface Course	170	TON	\$ 125.00	\$ 21,250.00
HMA 19M64 Base Course	340	TON	\$ 110.00	\$ 37,400.00
Concrete Curb, Class B 9x8x18	825	LF	\$ 28.00	\$ 23,100.00
Concrete, Sidewalk, 4" thick, Class B	100	SY	\$ 68.00	\$ 6,800.00
				\$ 88,550.00
TRAFFIC CONTROL				
Signs typ. 24" x 24"	6	EA	\$ 425.00	\$ 2,550.00
Thermoplastic Traffic Marking, 4" wide	680	LF	\$ 1.10	\$ 748.00
Thermoplastic Traffic Marking, Arrows	7	EA	\$ 290.00	\$ 2,030.00
Thermoplastic Traffic Marking, HC	2	EA	\$ 300.00	\$ 600.00
				\$ 5,928.00
LANDSCAPING / SITE FURNITURE				
Chain Link Fence (4' high)	35	LF	\$ 55.00	\$ 1,925.00
4" Topsoil, Fertilizer & Seed	260	SY	\$ 10.00	\$ 2,600.00
				\$ 4,525.00

SUBTOTAL \$ 170,360.50
10% CONTINGENCY \$ 17,036.05
TOTAL \$ 187,396.55


William B. Edwards, P.E.

2/14/20
Date



Memo to File

To: File

From: Jerry Rubino

Date: February 12, 2020

Re: Gymnasium Addition
Linden High School Freshman Academy
DRA Project No.: 3535

The following is our estimate of probable construction cost for the construction of the proposed Gym addition at the Linden High School Annex that shall be re-purposed to the Linden HS Freshman Academy. The cost estimates outlined below do not include the scope of work anticipated for the interior renovations of the existing Annex building. The new addition measures approximately 16,000 square feet and is elevated one story above grade (approximately 16 feet), so as to allow surface parking on grade for 30 spaces.

General Conditions (All Trades)	\$ 300,000.00
Site Improvements	\$ 750,000.00
Demolition	\$ 60,000.00
Foundations	\$ 100,000.00
Superstructure	\$ 330,000.00
Exterior Enclosure	\$ 500,000.00
Interior Construction	\$ 640,000.00
Vertical Movement	\$ 300,000.00
Plumbing	\$ 320,000.00
Heating Ventilation & Air Conditioning	\$1,430,000.00
Sprinkler System	\$ 225,000.00
Electrical	\$ 790,000.00
Communications / Security	\$ 150,000.00
<u>Fixed Equipment</u>	<u>\$ 250,000.00</u>
Construction Cost	\$6,145,000.00
<u>Project Soft Cost (27.5%)</u>	<u>1,690,000.00</u>
TOTAL COST GYM ADDITION	\$7,835,000.00

Soft Cost is defined as:

- Architectural / Engineering Fees
- Bonding / Legal Fees
- Construction Management Fees
- Testing Consultant Fees
- Environmental Consultant Fees
- Permits
- Construction Contingency
- Furniture

30 galesi drive • wayne, new jersey 07470 • tel 973-256-0202 • fax 973-256-0227

**This is a communication, please file for your record*

F:\Projects\3535 Linden Public Schools - Propose Addition to High School Academy\General Correspondence\Letters\3535 Cost Memo to File 02-12-2020.doc

STATE OF NEW JERSEY)
COUNTY OF UNION)SS:

BE IT REMEMBERED, that on this 27th day of April, in the year one thousand nine hundred and thirty six, before me, the subscriber, A Notary Public of N.J., personally appeared Charles Theodore Smith, who, I am satisfied is one of the grantors named in the within Deed, to whom I first made known the contents thereof, and thereupon he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed.

Richard T. Dunnell (Seal)
Notary Public of N.J.
My Commission expires Aug. 5, 1940.

STATE OF NEW JERSEY)
COUNTY OF UNION)SS:

BE IT REMEMBERED, that on this 27th day of April, in the year one thousand nine hundred and thirty six, before me the subscriber, A Notary Public of N.J., personally appeared Helen Ruben Smith, who I am satisfied is one of the grantors named in the within Deed, to whom I first made known the contents thereof, and thereupon she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed. And the said Helen Ruben Smith being by me privately examined, separate and apart from her said husband, further acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, freely, without any fear, threats or compulsion of her said husband.

Richard T. Dunnell (Seal)
Notary Public of N.J.
My Commission expires Aug. 5, 1940.

Rec'd. May 7, 1936
At 9:17 A.M. No. 14637
Recorded at request of Frank C. Geiger.

DB 1320 Pg. 135

George McGillvray, et als.
to
The City of Linden

THIS INDENTURE, made the fourth day of May, in the year of our Lord, one thousand nine hundred and thirty six, BETWEEN George McGillvray, unmarried, of the City of Linden, County of Union, and State of New Jersey, and Frederick McGillvray and Etta McGillvray, his wife, of the Township of Neshanic in the County of Hunterdon and State of New Jersey, party of the first part; AND The City of Linden, in the County of Union, a municipal corporation, of the State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of twenty thousand (\$20,000.00) dollars, lawful money of the United States of America, to them in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to its successors and assigns, forever, ALL those tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the City of Linden, in the County of Union and State of New Jersey:

BEGINNING at a point on the southwesterly line of Orchard Terrace, said point being on the division line of lots 1945 and 1946 in Block 49; being also distant two hundred twenty feet (220') from the northwesterly line of St. George's Avenue as shown on Map of Sunnyside Gardens, Section 2, situated in the City of Linden, Union County, New Jersey, revised March 1920 by Priestley and Sailer, Civil Engineers, Elizabeth, N.J., thence running (1) South thirty nine degrees no minutes West (S. 39° 00' W) at right angles to Orchard Terrace two hundred twenty feet (220') along the division line of lots 1945 and 1946 produced to a point on the division line between lots 1923 and 1924, said point being also distant one hundred twelve and six one-hundredths feet (112.06') at right angles from the Southeasterly line of Morningside Avenue; thence running (2) South fifty one degrees and no minutes East (S. 51° 00' E.) along the division line of lots 1923 and 1924 a distance of fifty three and forty four one-hundredths feet (53.44') to a point, said point being also the most Easterly corner of lot 1924; thence running (3) South thirty nine de-

three no minutes West (S.39° 00'W.) parallel to the first course two hundred forty four and eighty nine one-hundredths feet (244.09') to a point, said point being in the division line between property now or formerly owned by George and Fred McGillivray and property now or formerly owned by Sunnyside Manor, Inc.; thence running (4) North forty four degrees fifty nine minutes West (N.44° 59'W.) along the division line of property now or formerly owned by George and Fred McGillivray and property now or formerly owned by Sunnyside Manor, Inc., five hundred ten and fifty three one-hundredths feet (510.53') to a point; thence running (5) North forty one degrees thirty nine minutes and twenty one seconds West (N.41° 39' 21"W.) along the division line of property now or formerly owned by George and Fred McGillivray and property now or formerly owned by Sunnyside Manor, Inc., one hundred thirty seven and seventy three one-hundredths feet (113.73') to a point; thence running (6) North thirty nine degrees no minutes East (N.39° 00'E) along the rear lot lines of lot numbers 1871 to 1874 inclusive and part of lot 1870, Block 47, ninety five and thirteen one-hundredths feet (95.13') to a point; thence running (7) North forty eight degrees ten minutes and thirty seconds East (N.48° 10' 30"E.) along the rear lot lines of lots 1859 to 1869 inclusive and part of lot 1870 two hundred two and twelve one-hundredths (202.12') feet to a point, said point being distant one hundred feet (100') at right angles from the Southwesterly line of Orchard Terrace; thence running (8) North fifty one degrees no minutes West (N.51° 00'W.) parallel to the line of Orchard Terrace nine and eighty one one-hundredths feet (9.81') to a point, said point being the most westerly corner of lot 1852, Block 47; thence running (9) North thirty nine degrees no minutes East (N.39° 00'E) along the division line of lots 1851A and 1852 and at right angles to the line of Orchard Terrace one hundred feet (100') to a point in the Southwesterly line of Orchard Terrace; thence running (10) South fifty one degrees no minutes East (S.51° 00'E) along the Southwesterly line of Orchard Terrace five hundred forty three and one one-hundredths feet (543.01') to the point or place of BEGINNING.

Excepting, however, the portion of the above described premises which is consumed by Academy Terrace and Morningside Avenue, being public streets and being shown on the "Map of Sunnyside Gardens, Section 2, situate in the City of Linden, N.J." surveyed by William Priestley, Engineer, in February 1926, and revised by Priestley and Sailer, Engineers, March 1928, and filed in the Union County Register's Office June 20, 1928.

The premises hereby conveyed include lots 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, and 1874, in Block 47.

And lots 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, and 1917, in Block 48.

And lots 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1942, 1943, 1944, 1945,

And also, lots numbered 1918, 1919, 1920, 1921, 1922, and 1923, in Block 49, excepting the rear fifty-three and forty four one-hundredths (53.44') feet of each of the six lots last mentioned.

ALL as laid out and designated on the map entitled "Map of Sunnyside Gardens, Section 2, situate in the City of Linden, N.J." surveyed by William Priestley, Engineer, in February 1926, and revised by Priestley and Sailer, Engineers, March, 1928, and filed in the Union County Register's Office June 20, 1928.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and of every part and parcel thereof;

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

AND the said parties of the first part, do for themselves, their heirs, executors and administrators covenant and agree to and with the party of the second part, its successors and assigns, that the said parties of the first part, are the true, lawful and right owners of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

AND ALSO, that the said party of the first part now have good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

AND ALSO, that George McGillvray, unmarried, and Frederick McGillvray and Etta McGillvray, his wife, will WARRANT, secure, and forever defend the said land and premises unto the said The City of Linden, in the County of Union, a municipal corporation, its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

AND the said party of the first part, their heirs and assigns, shall and will at any time or times hereafter, upon the reasonable request, and at the proper cost and charges in the law, of the said party of the second part, its successors and assigns, make, do and execute, or cause or procure to be made, done and executed, all and every such further or other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting the premises hereby intended to be granted to the party of the second part, its successors and assigns forever, as shall be reasonably required.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:
Lewis Winetaky

George McGillvray (L.S.)
Frederick McGillvray (L.S.)
Etta McGillvray (L.S.)

\$20. Rev. Stamps attached and cancelled.

STATE OF NEW JERSEY)
COUNTY OF UNION) SS:

BE IT REMEMBERED, that on this fourth day of May, in the year of our Lord, one thousand nine hundred and thirty six, before me, the subscriber, An Attorney at Law of New Jersey, personally appeared George McGillvray, unmarried, and Frederick McGillvray and Etta McGillvray, his wife, who, I am satisfied, are the grantors mentioned in the within instrument, and to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Joseph C. Monico
An Attorney at Law of New Jersey.

Rec'd. May 7, 1936
At 9:37 A.M. No. 14638
Recorded at request of Lewis Winetaky.

Nadel Coal & Supply Co. Inc., :
to :
Edward Siegel :

THIS AGREEMENT, made the third day of January, in the year of our Lord, one thousand nine hundred and thirty-six, BETWEEN Nadel Coal and Supply Co. Inc., a New Jersey corporation, in the City of Linden, in the County of Union and State of New Jersey, party of the first part; AND Edward Siegel, trading as the Co-operative Metal Co., residing at 1213 DeWitt Terrace, in the City of Linden, in the County of Union and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, has hereby let, and rented to the said party of the second part, and the said party of the second part, has hereby hired and taken from the said party of the first part, all that certain tract or parcel of land located in the City of Linden, County of Union, and State of New Jersey, and more particularly described as follows: BEGINNING at a certain point in the Northerly side of Elisabeth Avenue, at a point therein distant one foot (1') southerly from a fence on said land owned by the party of the first part, thence (1) running at right angles to said Elisabeth Avenue seventy five feet (75') to a point; thence (2)

DEEDS-1320

289

Lincoln Highway Holding Co.
to
The City of Linden

THIS DEED, made the 18th day of May, in the year one thousand nine hundred and thirty six, BETWEEN Lincoln Highway Holding Co., a corporation of the State of Delaware, the grantor, AND The City of Linden in the County of Union, a municipal corporation of the State of New Jersey, the grantee,

WITNESSETH, that in consideration of four thousand sixty two and 01/100 dollars, the said grantor does grant and convey unto the said grantee, and its successors and assigns, forever, All those certain lots, tracts or parcels of land and premises, situate, lying and being in the City of Linden, County of Union and State of New Jersey, which on a map entitled "Section 1 Map of Sunnyside Manor, situated in the City of Linden, Union County, N.J., owned and developed by Sunnyside Manor, Inc." surveyed Feb. 1926, by William Priestly, C.E., Linden, N.J., filed May 26th, 1927, in the office of the Register of Union County as Map 1-Y, are known as the westerly five (5) feet of lot four (4) and all of lots five (5) to twelve (12), inclusive, in block one (1), and lots ninety six (96), to one hundred eight (100), inclusive, block four (4).

TO HAVE AND TO HOLD said premises with the appurtenances, unto the said grantee and to its successors and assigns, forever.

The said grantor COVENANTS:

1. That it is lawfully seized of the said land.
2. That it has the right to convey the said land to the grantee.
3. That the grantee shall have quiet possession of the said land free from all incumbrances.
4. That the grantor will execute such further assurances of the said land as may be requisite.
5. That it will warrant generally the property hereby conveyed.

IN WITNESS WHEREOF, the said grantor has hereto caused these presents to be executed by its proper officers and its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Lincoln Highway Holding Co.,
By Anna H. Wenneis,
President.

Attest:

Oakley Shreve
Secretary.

(Seal) Lincoln Highway Holding Co., Corporate Seal
1936 Delaware)

Rev. Stamps \$4.50 attached and cancelled.

STATE OF NEW YORK)
COUNTY OF NEW YORK)SS:

BE IT REMEMBERED, that on this 18th day of May, 1936, before me, the subscriber, personally appeared Oakley Shreve, who, being by me duly sworn, depose and make oath to my satisfaction that he well knows the corporate seal of Lincoln Highway Holding Co., the grantor in the within indenture named; that the seal thereto affixed is the proper corporate seal of the said corporation; that the same was so affixed thereto, and the said deed signed and delivered by Anna H. Wenneis, who was at the date and execution thereof the President of said corporation, in the presence of the said deponent, as the voluntary act and deed of the said corporation, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed at New York City,
the date aforesaid, before me.

Dorothea C. Rothermal (Seal)

Oakley Shreve

Notary Public, Nassau County
Nassau Co. Clerk's No. 1020
Certificate filed in New York Co.
N.Y. Co. Clk. No. 606, Reg. No. 88366
Commission expires March 30, 1938.

STATE OF NEW YORK)
COUNTY OF NEW YORK)SS:

NO. 20309 SENIOR D.

I, Albert Marinelli, Clerk of the County of New York, and also Clerk of the Supreme Court in and for said county, DO HEREBY CERTIFY, That said Court is a Court of Record, having by law a seal; that Dorothea C. Rothermal whose name is subscribed to the annexed certificate or proof of acknowledgment of the annexed instrument was at the time of taking the same a NOTARY PUBLIC acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of Nassau with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes: to

take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 10 day of May 1936.

Albert Marinelli (Seal)
Clerk.

Rec'd, May 22, 1936
At 10:50 A.M. No. 14930
Recorded at request of Lewis Winetky.

DS 1320 - 290

Lincoln Highway Holding Co.
to
The City of Linden

THIS DEED, made the 10th day of May, in the year one thousand nine hundred and thirty-six, BETWEEN Lincoln Highway Holding Co., a corporation of the State

of Delaware, the grantor, AND The City of Linden in the County of Union, a municipal corporation of the State of New Jersey, the grantee,

WITNESSETH, that in consideration of three hundred fifty dollars, and the observance and performance of the covenants herein contained, the said grantor does grant and convey unto the said grantee, and its successors and assigns forever, ALL those certain lots, tracts or parcels of land and premises, situate, lying and being in the City of Linden, County of Union and State of New Jersey, which on a map entitled "Section 1 Map of Sunnyside Manor, situated in the City of Linden, Union County, N.J., owned and developed by Sunnyside Manor, Inc.," surveyed Feb. 1926, by William Priestly, C.E., Linden, N.J., filed May 26th, 1927, in the office of the Registrar of Union County as Map 1-7, are known as lots one (1), two (2), three (3) and the easterly fifteen (15) feet of lot four (4), in block one (1). And the party of the second part for itself, its successors and assigns, by the acceptance of this deed and as a further consideration for the delivery thereof, covenants that the lands above described and granted shall and will be used as an entrance to the park to be laid out between Summit Terrace and Orchard Terrace, the site for which has been recently acquired by the grantee herein, and that the above described and granted premises will not be used as a playground or for amusement or commercial purposes, or as a site for amusement or concession stands or booths, but wholly for a decorative and ornamental entrance to said park.

Should the party of the second part acquire title to premises next adjacent to the premises above described and granted, and use same as part of the park hereinbefore mentioned, and make the entrance to the park upon such adjacent premises, it is agreed between the parties hereto, and their respective successors and assigns, that the above covenant requiring the premises above described and granted to be used as such entrance shall no longer apply, provided that immediately upon abandonment of said premises as an entrance said premises shall be used for decorative and ornamental purposes, and will not be used as a playground or for amusement or commercial purposes, or as a site for amusement or concession stands or booths.

And it is further covenanted, stipulated and agreed between the grantor and the grantee that the covenants herein contained are imposed for the benefit of the remaining lands of the grantor and of the lands heretofore conveyed by the grantor, and that the grantor herein and its successors, and its grantees past and future, and the heirs and assigns of such grantees, and any mortgagees or mortgagees of the grantor, or such of them as may be the owners or mortgagees at the time, and in the event, of any violation of the covenants herein contained, may proceed against the grantee, its successors and assigns, should the covenants herein contained be disregarded or violated by the grantee, its successors or assigns.

It is understood that the above restrictions are to run with the land and are to expire on May 10, 1961.

TO HAVE AND TO HOLD said premises with the appurtenances, unto the said grantee its successors and assigns forever.

The said grantor COVENANTS:

1. That it is lawfully seized of the said land.
2. That it has the right to convey the said land to the grantees.
3. That the grantees shall have quiet possession of the said land free from all incumbrances.
4. That the grantor will execute such further assurances of the said land as may be requisite.

5. That it will warrant generally the property hereby conveyed.

IN WITNESS WHEREOF, the said grantor has hereunto caused these presents to be executed by its proper officers and its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered

in the presence of:

Attest:

Oakley Shrove
Secretary.

Lincoln Highway Holding Co.

By Anne R. Monneis,

President.

(Seal) Lincoln Highway Holding Co., Corporate Seal 1933 Delaware)

Rev. Stamp \$.50 attached and cancelled.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

BE IT REMEMBERED, that on this 10th day of May, 1936, before me, the subscriber, personally appeared Oakley Shrove, who, being by me duly sworn, deposes and makes proof to my satisfaction that he well knows the corporate seal of Lincoln Highway Holding Co., the grantor in the within indenture made; that the seal thereto affixed is the proper corporate seal of the said corporation; that the same was so affixed thereto, and the said deed signed and delivered by Anne R. Monneis, who was at the date and execution thereof the President of said corporation, in the presence of the said deponent, as the voluntary act and deed of the said corporation, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed at New York City,

the date aforesaid, before me.

Dorothea C. Rothermel (Seal)

Oakley Shrove

Notary Public, Nassau County

Nassau Co. Clerk's No. 1090

Certificate filed in New York Co.

N.Y. Co. Clk. No. 606, Reg. No. 81366

Commission expires March 30, 1938.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS: No. 28307 SERIES D.

I, Albert Marinelli, Clerk of the County of New York, and also Clerk of the Supreme Court in and for said county, DO HEREBY CERTIFY, that said Court is a Court of Record, having by law a seal; that Dorothea C. Rothermel, whose name is subscribed to the annexed certificate or proof of acknowledgment of the annexed instrument was at the time of taking the same a NOTARY PUBLIC acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of Nassau with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes; to take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 10 day of May, 1936.

Albert Marinelli (Seal)
Clerk.

Rec'd. May 22, 1936

At 10:59 A.M. No. 14939

Recorded at request of Lewis Winetaky.

22055

This Indenture,

Made the 12 day of December in the year of Our Lord
One Thousand Nine Hundred and Seventy

Between CITY OF LINDEN, a municipal corporation

a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey having its principal office in the County of Union and State of New Jersey hereinafter referred to as the party of the first part;

And THE BOARD OF EDUCATION OF THE CITY OF LINDEN, a municipal corporation, with its principal office located in

the City of Linden in the County of Union and State of New Jersey hereinafter referred to as the party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration

lawful money of the United States of America, to it in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to its successors and assigns, forever

All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Linden in the County of Union and State of New Jersey

BEGINNING at a point in the southeasterly sideline of Woodrow Wilson Memorial Park, said point being arrived at by the following two courses:

- (a) beginning at a point in the southwesterly sideline of Orchard Terrace, said point being distant on a course of north 51 degrees 00 minutes west 220.00 feet from the intersection formed by the said line of Orchard Terrace and the northwesterly sideline of St. Georges Avenue (W.); thence,
- (b) south 39 degrees 00 minutes west at right angles to Orchard Terrace 220.00 feet to the point of BEGINNING; thence,
 - (1) South 39 degrees 00 minutes west 90.00 feet to a point; thence,
 - (2) South 51 degrees 00 minutes east at right angles to first course 55.00 feet to a point; thence,
 - (3) North 39 degrees 00 minutes east parallel to and 55.00 feet at right angles to first course 90.00 feet to a point; thence,
 - (4) North 51 degrees 00 minutes west parallel to second course 55.00 feet to the point of BEGINNING.

COUNTY OF UNION	
CONSIDERATION	1.00
REALTY TRANSFER TAX	1.00
DATE 1/23/71	BY MLE

BK2908PC 273

BEING part of the same premises conveyed to the City of Linden, a municipal corporation of the State of New Jersey, by deed of George McGillvray, unmarried, and Frederick McGillvray and Etta McGillvray, his wife, dated May 4, 1936 and recorded in the Union County Register's Office in Deed Book 1320, page 135, bearing Instrument No, 14638.

THE said City of Linden, by ordinance duly adopted on July 28th, 1970, determined that the said premises are no longer desirable, necessary or required for park purposes, which said ordinance released same from public park purposes to be used for other municipal purposes.

929067 274

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining;

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel, thereof.

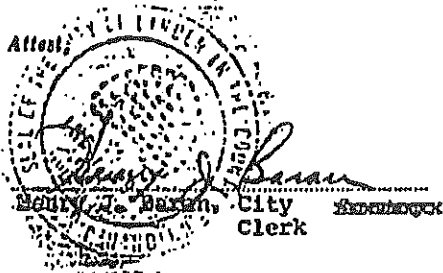
To Have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, and assigns forever.

And the said City of Linden

for itself, its successors and assigns, does covenant, promise and agree to and with the said party of the second part, its successors and assigns, that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part has caused its corporate seal to be hereto affixed and attested by its City Clerk ~~Secretary~~ and these presents to be signed by its Mayor ~~Secretary~~ this day and year first above written.

CITY OF LINDEN



By John T. Gregorio
John T. Gregorio, Mayor

Deed prepared by Jerome Krueger, City Attorney, City of Linden, New Jersey.

State of New Jersey,

County of Union

ss.:

We it Remembered, that on this 3rd day of December in the year of our Lord One Thousand Nine Hundred and Seventy, before me, the subscriber, A Notary Public of New Jersey personally appeared Henry J. Baran who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he is the City Clerk ~~Secretary~~ of the City of Linden, the municipal corporation that John T. Gregorio is the Mayor of said Corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said instrument is such corporate seal and was thereto affixed, and said instrument signed and delivered by said Mayor ~~Secretary~~, as and for his voluntary act and deed and as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness. Affidavit of Consideration is executed in accordance with Chapter 49, Public Laws of 1968. Sworn to and subscribed before me,

at Linden,
New Jersey, this 3rd day of December, 1970.

Henry J. Baran
Henry J. Baran

B:29050 275

State of New Jersey
Affidavit of Consideration

ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK, N. J. 07102

To Be Recorded with Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

FOR RECORDER'S USE ONLY

State of New Jersey,
County of Union

ss:

County of
Consideration \$.....
Realty Transfer Fee \$.....

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

Henry J. Baran
according to law upon his oath deposes and says that he is the

City Clerk of the City of Linden
(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

City of Linden, a municipal corporation of the State of New Jersey
and
The Board of Education of the City of Linden, a municipal corporation
of the State of New Jersey
(Name and Address of Grantor)
(Name and Address of Grantee)

dated December 2, 1971 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see Instruction #4)

Deponent states that he is the City Clerk
(Title of Corporate Officer)
of City of Linden
(Name of Corporate Grantor or Grantee), and that he is fully
acquainted with the business of said corporation and knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see Instruction #5)

Deponent states that he is the
(Title)
Inapplicable
(Name of Title Company or Lending Institution) participating in
the deed transaction herein described and that he knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the
monetary value of any other thing of value constituting the entire compensation paid or to be paid for the
transfer of title to the lands, tenements or other realty, including the remaining amount of any prior
mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and
any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of
title is \$1.00.

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in
Linden, New Jersey.

and Union
(County)

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by c. 49,
P.L. 1968 for the following reason(s): This is a deed from the City of Linden,
a municipal corporation of the State of New Jersey to The Board of
Education of the City of Linden, a municipal corporation of the State
of New Jersey.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and
accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 2nd day of December 1970

Harold E. Blum, Notary Public

Henry J. Baran
Notary of Deponent Henry J. Baran, City Clerk
City of Linden
City Hall
Linden, New Jersey 07036

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

INSTRUMENT NUMBER COUNTY Union
DEED NUMBER 22055 BOOK 2905 PAGE 273
DEED DATED 12/2/71 DATE RECORDED 12/2/71

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS
ON THE REVERSE SIDE HEREOF.

END OF DOCUMENT

This instrument is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or
amended without the approval of the Director.

22056

STORM SEWER
EASEMENT

EASEMENT AGREEMENT

Made the 11th day of January, Nineteen Hundred and Seventy-one.

BETWEEN CITY OF LINDEN, a municipal corporation of the State of New Jersey, City Hall, 301 North Wood Avenue, in the City of Linden, County of Union and State of New Jersey, Grantors

AND THE BOARD OF EDUCATION OF THE CITY OF LINDEN, a municipal corporation, with its principal office located at 902 Summit Street, in the City of Linden, County of Union and State of New Jersey, Grantee,

WITNESSETH: That the Grantors, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration lawful money of the United States of America, do grant and convey unto the Grantee, its successors and assigns, a perpetual right of way and easement of property described herein in the City of Linden, County of Union and State of New Jersey:

Description of a 15.00 foot wide storm sewer easement through a portion of Woodrow Wilson Memorial Park.

BEGINNING at a point in the southeasterly sideline of Woodrow Wilson Memorial Park, said point being arrived at by the following two courses; (a) beginning at a point in the southwesterly sideline of Orchard Terrace, said point being distant on a course of north 51 degrees 00 minutes west 220.00 feet from the intersection formed by the said line of Orchard Terrace and the northwesterly sideline of St. Georges Avenue (W.); thence, (b) south 39 degrees 00 minutes west at right angles to Orchard Terrace 238.50 feet to the point of BEGINNING; thence,

(1) south 39 degrees 00 minutes west 15.00 feet to a point; thence,

COUNTY OF UNION	
CONSIDERATION	1.00
REALTY TRANSFER TAX	<u>61/100</u>
DATE	<u>1/22/71</u> BY <u>OLB</u>

22056 277

RECEIVED & RECORDED
UNION COUNTY, N.J.
JAN 22 10 02 AM '71
BOOK 260 PAGE 277
JAMES F. HUNTER
REGISTER

- (2) north 51 degrees 00 minutes west at right angles to first course 160.00 feet to a point; thence,
- (3) north 39 degrees 00 minutes east parallel to first course 15.00 feet to a point; thence,
- (4) south 51 degrees 00 minutes east parallel to and 15.00 feet at right angles to second course 160.00 feet to the point of BEGINNING.

Said easement is in accordance with a survey map dated May 3, 1969 and revised October 31, 1970, prepared by Stefanick, Sweeney and Strapp, Engineering and Surveying, Linden, New Jersey, which is attached hereto and made a part hereof.

The Grantee agrees that it will restore, repair, reconstruct and maintain any areas disturbed by it during the construction of the easement area.

Together with the right of ingress and egress to and from the lands for the aforesaid purposes.

Subject, however, to the Grantors reserving the right to the full use of the land not inconsistent with the Grant.

To have and to hold the above described land unto the said Grantee, its successors and assigns, for the aforesaid purposes.

Grantors expressly agree that Grantee may enter upon the lands for the aforesaid purposes without notice to Grantors.

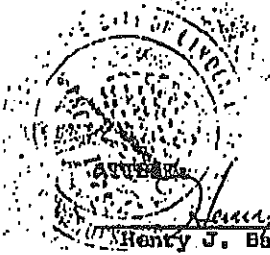
It is covenanted by the Grantors that they have the right to convey the said right of way and easement to the Grantee and that they are the true, lawful and right owners of all and singular the above described lands, and that the said lands at the time of the sealing and delivery of these presents are not encumbered by any mortgage, judgment, limitation or by any encumbrance whatsoever, by which the aforesaid right of way and easement hereby made, can or may be changed, charged, altered or defeated in any way whatsoever.

It is covenanted by the Grantee that it will pay any damage which may arise to crops, fences or other property of the Grantors by reason of the construction, laying, operation, and maintenance of such mains, conduits and appurtenances. If the amount of said damage is not mutually agreed upon by the parties hereto the damage shall be determined by three disinterested persons, one to be appointed by the Grantors, one by the Grantee, and the third by the two persons aforesaid, and the amount so determined by the aforesaid three persons under oath shall be final and conclusive.

In all references herein to any parties, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

The agreements and covenants herein made shall be binding upon and the benefits shall inure to the parties hereto, their heirs, executors, administrators, personal or legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Grantors have set their hands and seals or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed this day of 19 .



Henry J. Baran
Henry J. Baran, City Clerk

CITY OF LINDEN

By John T. Gregorio
John T. Gregorio, Mayor

This right of way and easement was prepared by: Jerome Krueger, Esq.

K2908C 279

SURVEY MAP OF
 LOTS 1946 to 1975 INCLUSIVE and parts of
 LOTS 1918 to 1923 INCLUSIVE BLOCK 49
 MAP OF SUNNYSIDE GARDENS SECTION 2
 SITUATED IN THE CITY OF LINDEN, UNION COUNTY, N.J.
 U.C.H. No. 91F

TERRACE

BLOCK 49

N 39° 00' E

1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964
------	------	------	------	------	------	------	------	------	------	------

55.00'

244.48'

Acquired from
 City Ord. 7-28-70

90.00'

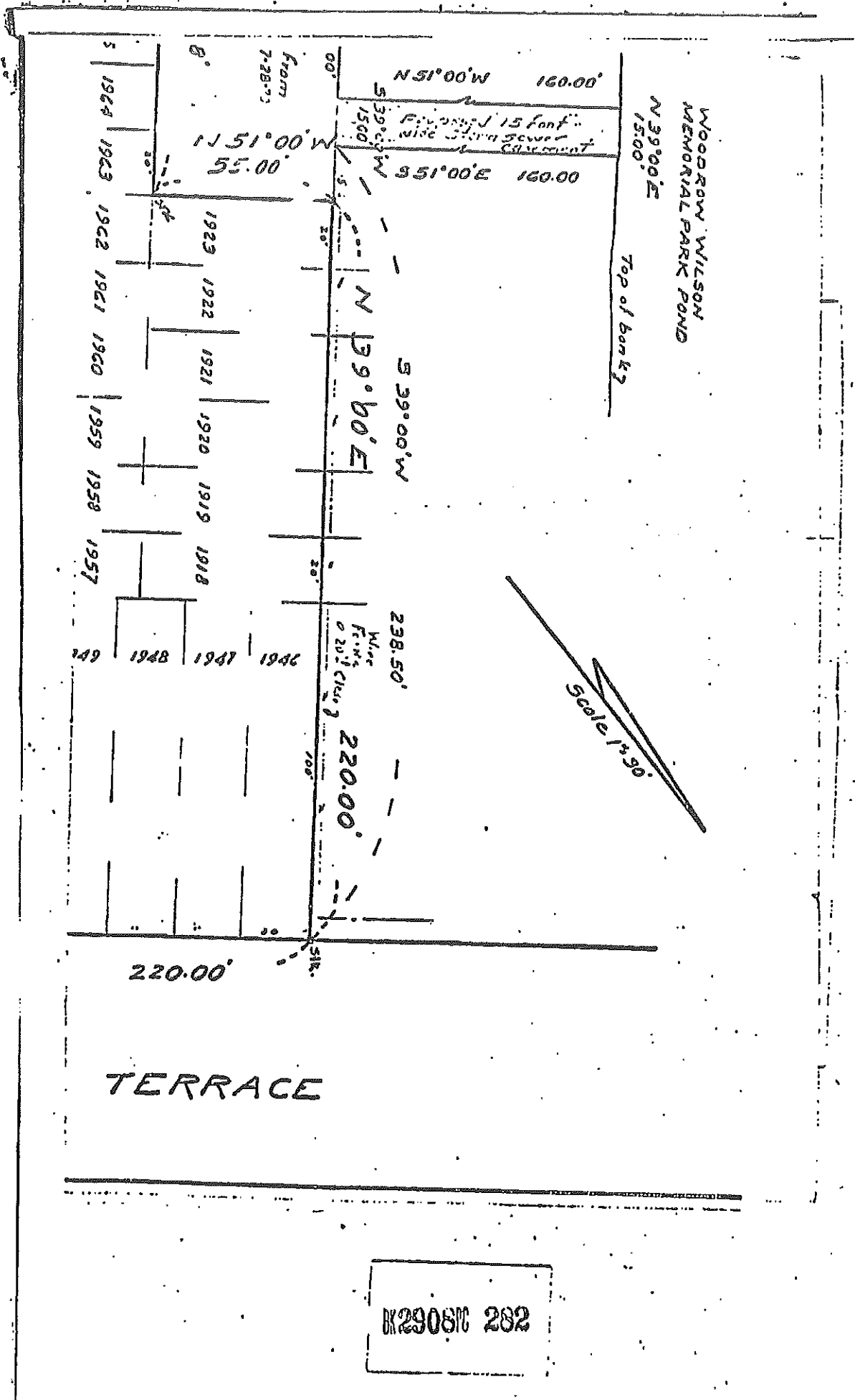
N 51° 00' W

160.00'

Proposed 15 foot

N 1/3
 W 1/3
 M 1/3

BK29087C 281



WOODROW WILSON
MEMORIAL PARK POND

N 39° 00' E
150.00'

Top of bank

N 51° 00' W 160.00'
S 39° 00' E 160.00'
15 foot wide storm sewer
15.00'

N 51° 00' W
55.00'

S 39° 00' E
160.00'

238.50'

220.00'

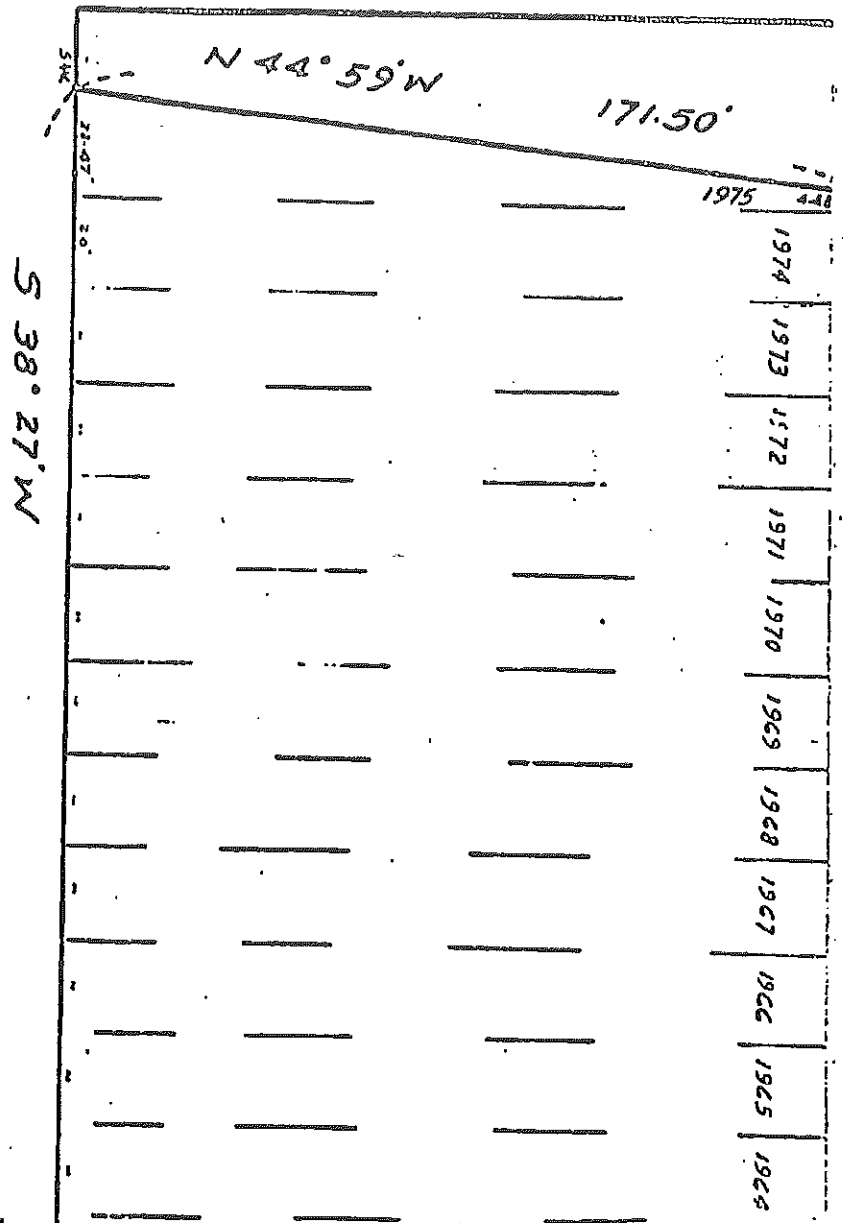
220.00'

TERRACE

Scale 1"=30'

BK29081C 282

SUMMIT TER



ST. GEORGE

Scale 1" = 30'
 Date May 3, 1969 Revised Oct. 31, 1970
 Job No. 853

DK2906PC 283

William C. Sweeney
Lic. No. 117520

AVENUE (W.)

STEFANICK, SWEENEY & STRAPP
ENGINEERING & SURVEYING
205 GRANT ST. LINDEN, N.J. 07036
486-3941

329.81'

S 38°06' W

152.68'

S 51°00' E

ORCHARD

T.

1965

1964

1963

1962

1961

1960

1959

1958

1957

1956

1955

1954

1953

1952

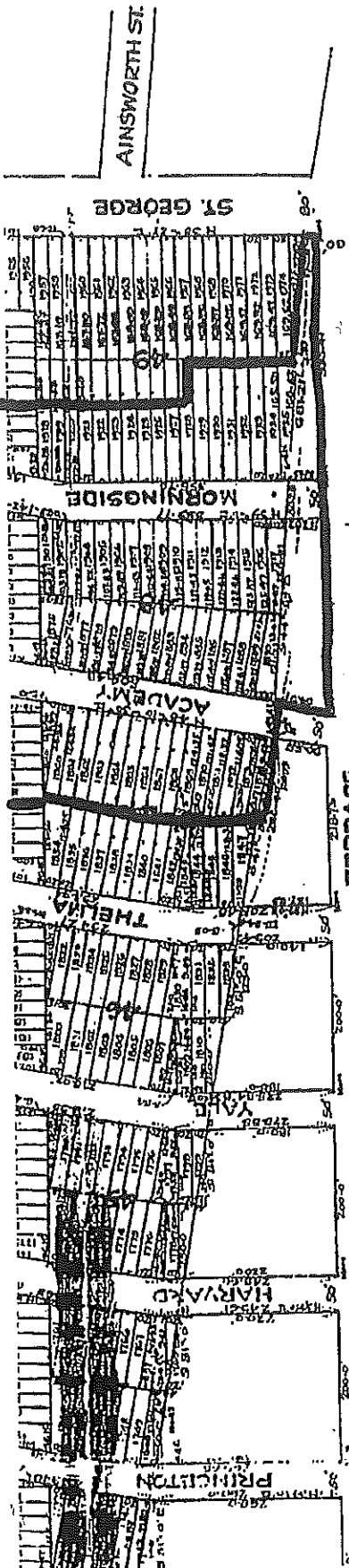
1951

1950

1949

1948

012908PC 284
SEE THE DOCUMENT



MAP OF SUNNYSIDE GARDENS

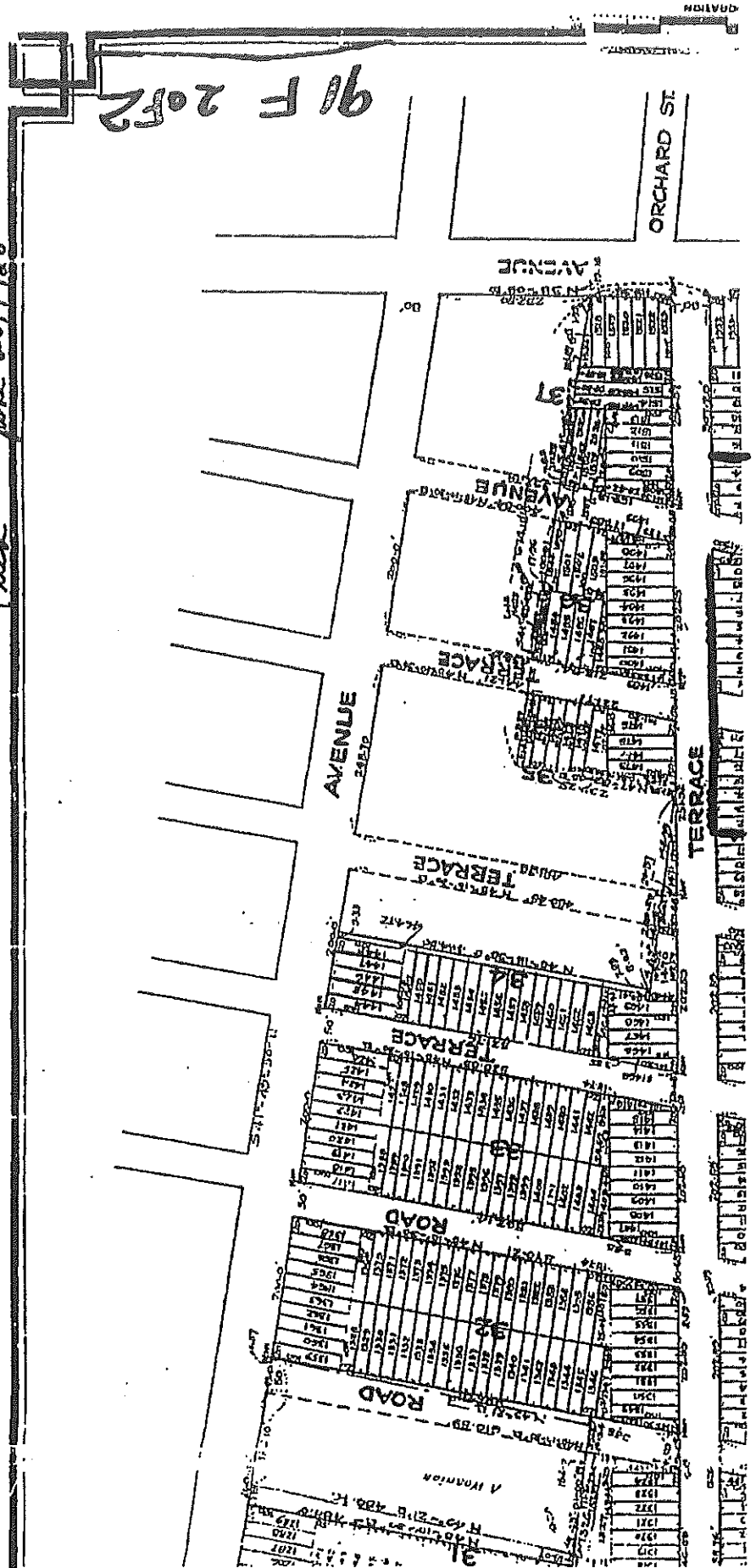
SECTION 2
SITUATED IN THE CITY OF LINDEN
UNION CO., N.J.

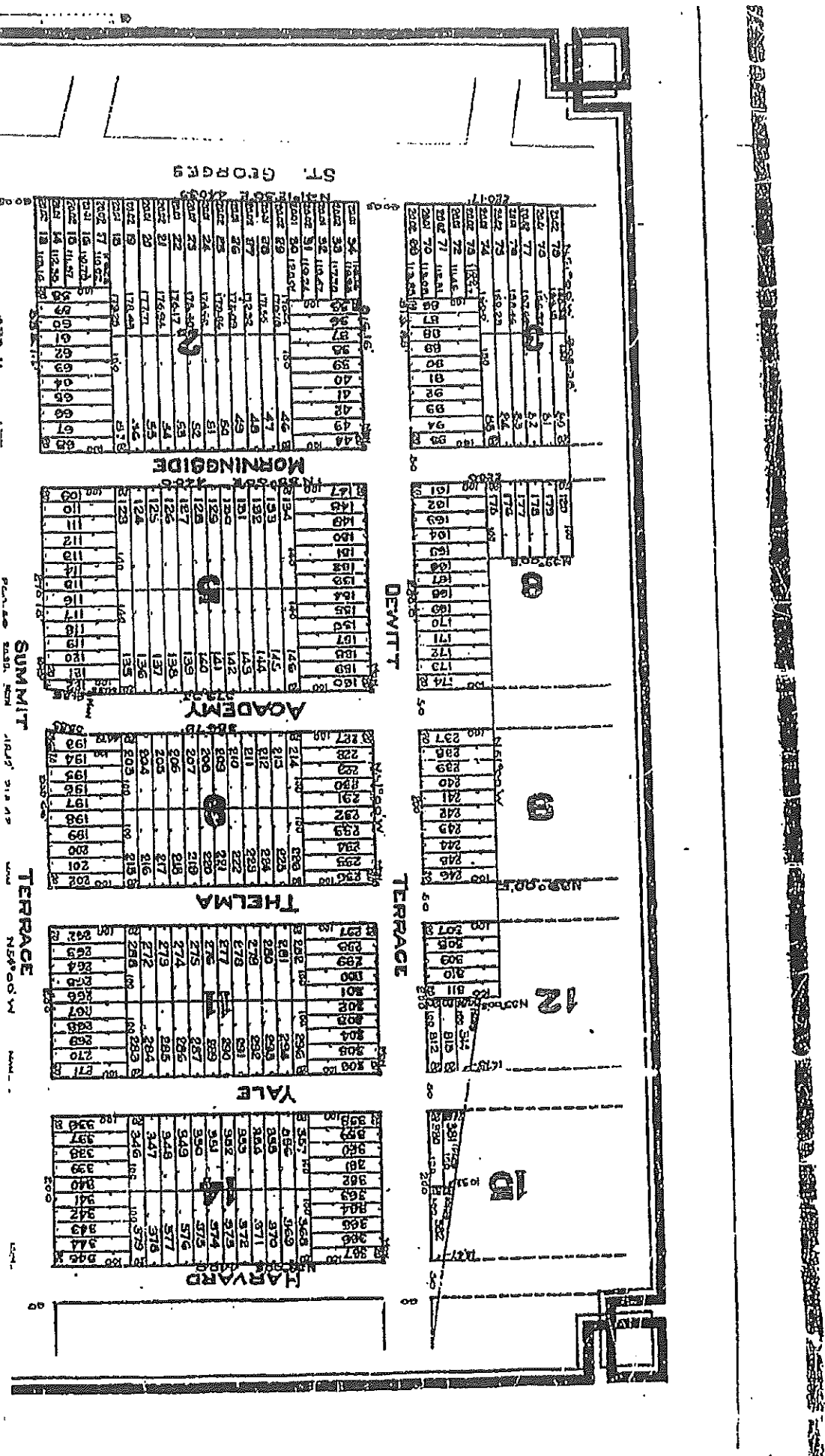
OWNED & DEVELOPED
BY
SUNNYSIDE GARDENS CO.
95 BROAD ST.
ELIZABETH, N.J.

Revised MARCH 1928
BY
PRIESTLEY & SAILER
Civil Engineers
ELIZABETH, N.J.

Filed June 20, 1928

91 F 20F2





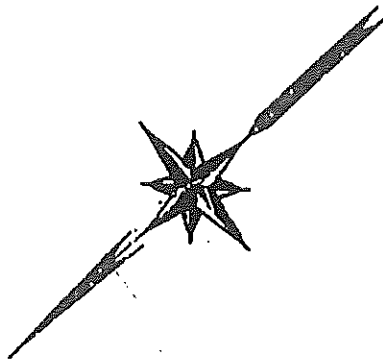
SUNNYSIDE MANOR

MAP OF

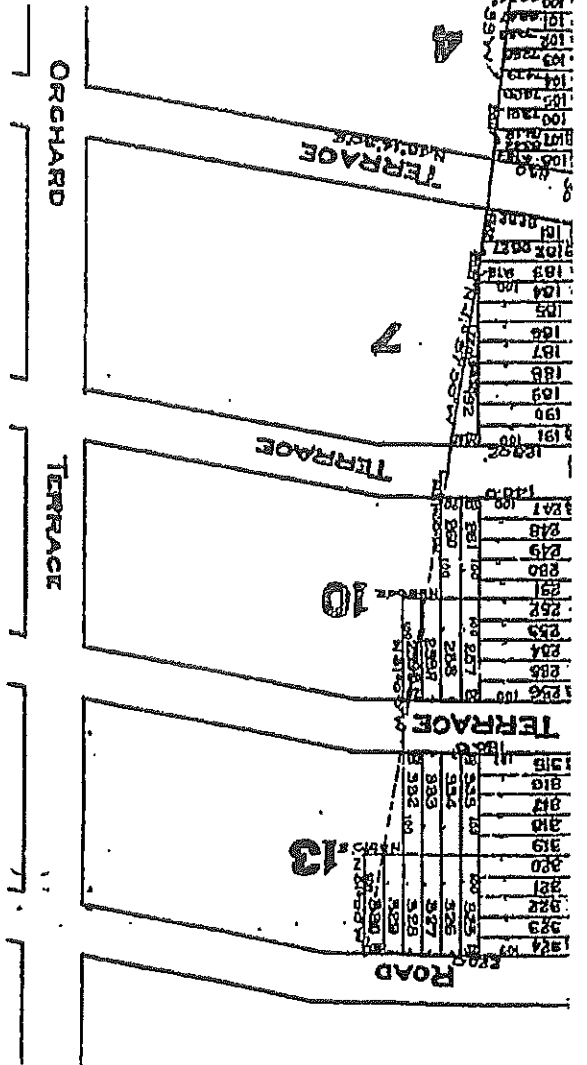
SECTION 1

SITUATED IN THE
CITY OF LINDEN
UNION COUNTY N.J.
Owned and Developed
By
SUNNYSIDE MANOR INC

Surveyed Feb. 1920
By
William H. Foster & Co.
Linden, N.J.
Scale 1" = 100'



I-F



Filed May 26, 1927

ATTACHMENT I
ENVIRONMENTAL ASSESSMENT
for
GREEN ACRES PROGRAM MINOR DISPOSAL
WOODROW WILSON MEMORIAL PARK
Block 274, Lot 2
City of Linden, Union County, New Jersey

Prepared For
City of Linden
301 North Wood Avenue
Linden, NJ

Prepared By

EDWARDS
ENGINEERING GROUP, INC

69 West End Avenue
PO Box 8437
Somerville, NJ 08876
Tel 908-231-9595
Fax 908-231-9696

December 10, 2019

I. PROPOSED DISPOSAL DESCRIPTION

The following report assesses the environmental impacts of the proposed disposal of a 0.103 acre parcel of the existing Woodrow Wilson Memorial Park, Block 274, Lot 2, in the City of Linden. The proposed parcel would be subdivided from the rest of the park and purchased by the Linden Board of Education in order provide for the expansion of the Linden Academy of Science and Technology to accommodate future students and academic programs.

II. ENVIRONMENTAL CONDITIONS ON THE PARKLAND PROPOSED FOR DISPOSAL

A. Natural Resources:

The parkland proposed for disposal is an area of open lawn with four mature trees. Per the Web Soil Survey, the soil is classified as Urban Land. The area contains no wetlands, steep slopes, or other environmentally sensitive or significant geologic characteristics. Per the NJ Landscape Project Mapping, the area does not contain any habitat for threatened or endangered species. Therefore, the disposal of the area will have no impact on significant natural resources.

B. Man-made Resources:

The parkland proposed for disposal is currently used as open recreation space. It is bordered on the southern and eastern sides by Summit Terrace and W St Georges Avenue. Both are two-way streets, with a traffic light controlling traffic at the intersection. Parallel street parking borders the park on Summit Terrace. The area is fenced on both street sides and is primarily accessible through the adjacent parkland to the west, which contains a variety of man-made recreation areas. The Linden Academy of Science and Technology borders the parkland to the north. The parkland is located within the R-1a, Single Family 50' zone. Per NJ GeoWeb mapping, there are no known contamination areas, groundwater contamination areas, or underground storage tank facilities on the parkland.

C. Human Resources:

The main recreation facilities of the overall park are located within the parkland not proposed for disposal. These facilities include a man-made lake, paved walking paths, playground, and paved courts for a variety of sports. There is also a small building housing restrooms and open lawn areas on the main parkland. The area proposed for disposal is occupied by lawn with four mature trees.

The main parkland was deeded in 1935, prior to the construction of Summit Terrace on the south side of the park. In 1936, the area proposed for disposal was added to the overall park in order to provide access to the park from W St Georges Avenue while Summit Terrace was under construction. The road has since been constructed, and the area proposed for disposal has been fenced on both street sides, providing little beneficial use to the park. The area contains no architectural features, and per NJ GeoWeb, the area has not been identified as a historic archaeological site.

III. PROBABLE ENVIRONMENTAL IMPACTS OF THE PROPOSED DISPOSAL

A. Land

The area proposed for disposal is within the Metropolitan Planning Area (PA1). Per the State Development and Redevelopment Plan, two of the goals within PA1 are to encourage an efficient use of infrastructure and to complete public facilities infrastructure to provide capacity for sustainable development and redevelopment in the area. The proposed disposal will provide for safer traffic movement through the existing campus, and open up space for an addition to the Linden Academy of Science and Technology, allowing the public school district to expand their services to the students with the greatest efficiency possible.

The proposed disposal will have a minimal impact on the general character of the area. The Woodrow Wilson Memorial Park is located in an area of Linden that primarily consists of closely spaced single family homes. West St Georges Avenue is a commercial road lined with businesses and offices. A small building addition will not have a significant impact on the highly developed character of the neighborhood.

B. Water

Runoff from the proposed area of disposal currently drains overland south to Summit Terrace and runs westward along the curb line before entering the public storm sewer system in Summit Terrace. The existing school property drains to the man-made pond via an on-site storm sewer system. Runoff from improvements constructed on the area of disposal would be redirected to the existing storm sewer system.

The future driveway and building addition will increase impervious coverage on the site, and therefore increase the volume and rate of runoff from the disposal area. Stormwater management provisions will be put into place to mitigate the runoff and meet required peak reduction standards and groundwater recharge standards. Additionally, water quality treatment will be provided to treat the runoff from any new parking areas or driveways.

C. Air

All applicable emission standards and regulations in the State Air Pollution Control Code will be met at the time the addition is designed. Noise and odor problems will be prevented during construction of the addition by following standard construction procedures, such as limiting construction hours those allowed by local ordinance. Post construction, noise and odor levels are expected to return to existing levels.

D. Aquatic and Terrestrial Wildlife

The future building addition and driveway relocation would be built on existing lawn areas, and would require the removal of four existing trees. The loss of the lawn area and trees will have a negligible impact on urban wildlife in the area.

E. Social and Economic

Neither the existing park nor the area proposed for disposal is located within or eligible for the National or State Register of Historic Places.

The proposed disposal would have little effect on public access to the remainder of the park. Currently, access to the park through the proposed disposal area from either bordering street is prevented by chain link fence, with the exception of a small opening in the fence on Summit Terrace, which is hampered by tree roots.

Per the NJ DEP, the three environmental justice priorities are to protect human health and the environment, to empower communities, and to strengthen partnerships. By increasing new public school facilities in Linden through a building addition, the disposal will improve educational access and environment, with the smallest possible impact to the access and environment of the remaining park. No formal environmental justice analysis was performed for this report.

F. Solid Waste

Solid waste generated during any potential construction will be disposed of offsite by the contractor in a legal manner. Post-construction, any additional solid waste would be disposed of in the same manner as the existing school building's waste.

G. Aesthetics

The proposal disposal is unlikely to change the aesthetic of the subject property in any significant way. The future building addition will take into account the existing aesthetics of the area in the design.

H. Sustainability

All relevant sustainability measures will be taken into account at the time of development.

I. Cumulative Effects

If completed, this project will result in increased safety and public learning facilities for the children of the City of Linden, with minimal impact to the access to and use of the remaining parkland. In addition, as a result of the proposed relocation of the driveway to Summit Terrace, the project will result in improved accessibility to the school campus

Based upon the above analysis, we believe that the proposed benefits to public safety and education resulting from this proposed disposal greatly outweigh the minimal environmental impacts of the proposed development.

Soil Map—Union County, New Jersey



Map Scale: 1:4,430 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/29/2019
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Union County, New Jersey

Survey Area Data: Version 12, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BovB	Boonton-Urban land-Haledon complex, 0 to 8 percent slopes	48.9	67.1%
HatB	Haledon-Urban land-Hasbrouck complex, 0 to 8 percent slopes	0.3	0.4%
HcuAt	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	0.3	0.3%
UR	Urban land	21.8	29.8%
WATER	Water	1.7	2.3%
Totals for Area of Interest		73.0	100.0%

Attachment II: Land Valuation Forms

for

Green Acres Program Minor Disposal

Woodrow Wilson Memorial Park

Black 274, Lot 2

City of Linden, Union County, New Jersey

Enclosed are the Land Valuation forms prepared by the City of Linden Tax Assessor, as well as a memorandum dated December 12, 2019, from Anine Rusecky, SCGRE – Appraisal Section. The Tax Assessor has valued the land at \$15,500.00, while the memorandum values the land at \$33,813.00. The Linden Board of Education, which is providing the funds to the City of Linden for the Minor Disposal, accepts the higher assessment, and requests that the submitted documents be accepted.

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Minor Disposal/diversion**

**ATTACHMENT II:
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s)

Lot(s)

Acreage (by lot)

Vacant ☐

*If improved please describe all improvements on a separate page.

274
2
6.4 acres Parcel being taken + 103 acres.
Improved ☒ - Improvements on lot along with pond. Parcel being taken is vacant land.

2. Zoning

Primary permitted uses

Minimum lot size

R-1A Single Family Zone
50X100

3. Interest

Fee ☒

Easement ☐

Fee and easement ☐

Type of easement

Temporary easement ☐

Permanent easement ☐

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands

Tidelands

Other

C1 Streams

Steep Slopes

Other

N/A ac.
N/A ac.
N/A ac.
N/A ac.
N/A ac.

5. Physical Constraints

Legal access

Landlocked

N/A
N/A

6. Value Information

Assessed Value

Director's Ratio

7. Estimated Market Value

Intended Use

Highest and best use

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Michael Frangella
Prepared by Tax Assessor (print name)

Michael Frangella
Signature

9-16-19
Date

Green Acres Program
State House Commission Pre-Application
Local Parkland—Minor Disposal/diversion

9. Comparable Sales

SALE #1

Date of Sale: 7/26/18 Book: 6284 Page: 758
Location: 2721 Highland Ave
Block: 359 Lot: 5
Grantor: Walter & Alexandra Olenyuk
Grantee: Joseph & Angela Principato
Lot Size: 100x100
Sales Price: \$285,000
Unit Value: will be subdivided into 2 lots 142,500 per lot
Zoning: R-1A
Highest & Best Use: Single Family Residential
Verification: TAX ASSESSOR

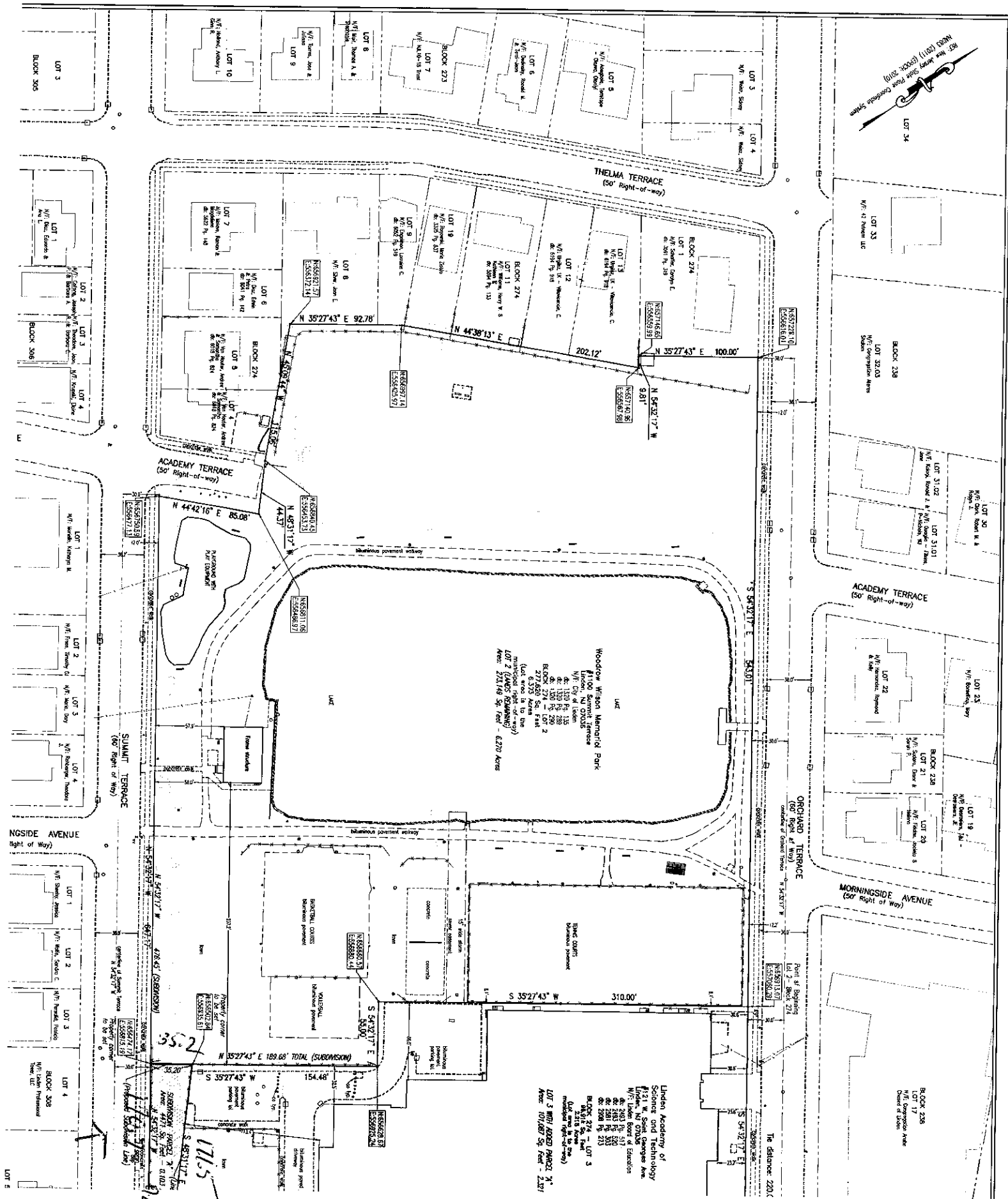
SALE #2

Date of Sale: 12/5/18 Book: 6302 Page: 853
Location: 901 Dewitt St
Block: 339 Lot: 11
Grantor: Robert Salsausky
Grantee: Woodlawn Partners LLC
Lot Size: 80x100
Sales Price: \$245,000
Unit Value: 122,500 per lot not counting demo cost.
Zoning: R-1B Single family 40' frontage
Highest & Best Use: Single family lot subdivided into 2 lots
Verification: TAX ASSESSOR

SALE #3

Date of Sale: 4/18/19 Book: 6318 Page: 680
Location: 1214 Clinton St
Block: 553 Lot: 9
Grantor: Walter & Shirley Hunter
Grantee: Grumwald Properties
Lot Size: 75x100
Sales Price: 170,000 plus Democost
Unit Value: _____
Zoning: R-2A 2 Family Zone will build 2 Duplexes on lot
Highest & Best Use: 85,000 per buildable lot
Verification: TAX ASSESSOR attorney

Note: There have been no sales of pure
Vacant residential land in Lindero. All
have involved demolitions of existing structures.





State of New Jersey

Department of Environmental Protection
P.O. Box 420
Trenton, New Jersey 08625

PHILIP D. MURPHY
Governor

CATHERINE R. MCCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

MEMORANDUM

DATE: December 12, 2019

TO: Adam Taylor/Project Specialist

FROM: Anine Rusecky, SCGREa - Appraisal Section

RE: Minor Diversion
Applicant: City of Linden
Property: 1100 Summit Terrace – Block 274, p/o Lot 2
(Total Parcel 6.4 acres; taking – 0.103 acres)

Owner: City of Linden
Project: Land Valuation Form

The City has submitted a Land Valuation Form for Diverted/Disposal Parcels (Attachment II), as completed by Michael Frangella, CTA, Tax Assessor – City of Linden.

The property in its entirety contains 6.4 acres, or 278,784 square feet. The property is located in the R-1A, Single Family Zone which has a minimum lot size of 50' x 100', or 5,000 square feet.

The current assessment is \$1,600,000 (land only) for the overall site, and applying the Director's Ratio of 45.84% results in an equalized, or indicated market value, of \$3,490,401. This equates to:

Overall Parcel: \$545,375/Acre or \$12.42/PSF

The diverted property is a vacant area containing 0.103 acres, or 4,487 square feet of land. **The assessor has put forth that once subdivided, the taking area of 0.103 acres would have an assessed value of \$15,500.** Applying the Director's Ratio of 45.84% would result in an indicated market value of \$33,813.

Diversion Parcel: \$238,282/Acre or \$7.54/PSF

The assessor has not provided the Intended Use. It is our understanding that the intended use is to add a three story expansion (parking on bottom floor, gymnasium and locker rooms / office on second and third) to an existing school, as well as a new access driveway on to the less busy road to the South of the parcel. nor has he provided a Highest and Best Use, but he has stated that the portion being taken will not be buildable.

The assessor has noted that there have not been any sales of purely vacant residential land in recent history. He has presented three sales of residentially zoned land which involved the demolition of

existing structures to get to the underlying land. Demolition costs were **not** considered or estimated in the sale prices.

Sale 1 was located in the R-1A Zone, and was acquired for subdivision into two residential lots.

The sale occurred in July of 2018, and was a 10,000 square foot lot (0.23 acres) which sold for \$285,000.

Sale 1: \$28.50/PSF or \$1,239,130/Acre

Sale 2 was located in the R-1B zone, and was acquired for subdivision into two residential lots.

The sale occurred in December of 2018, and was an 8,000 square foot lot (0.18 acres) which sold for \$245,000.

Sale 2: \$1,361,111 per acre or \$30.63/PSF

Sale 3 was located in the R-2A 2-Family Zone, and was acquired for the development of 2 duplexes.

The sale occurred in April 2001, and was a 7,500 square foot lot, which sold for \$170,000.

Sale 3: \$22.67/PSF or \$1,000,000 per acre

The average price per square foot of the comparable sales is \$27.27, or 262% more than the indicated market value of the diversion parcel, which would be assessed at \$7.54 per square foot by the assessor.

Attachment III: Compensation Proposals

for

Green Acres Program Minor Disposal

Woodrow Wilson Memorial Park

Black 274, Lot 2

City of Linden, Union County, New Jersey

Monetary Compensation

Monetary compensation will be remitted to Green Acres for deposit into the GSPT Fund. The compensation per N.J.A.C. 7:36-26.5(a)1ii, the compensation amount is the estimated market value, or \$33,813.00 per Attachment II.

Tree Replacement

The proposed disposal requires the removal of four trees greater than 6 inch dbh, which will be compensated through a monetary contribution. The monetary compensation will be transferred to the Department immediately after approval of the application for disposal.

Per the attached Approximate Total Tree Replacement Value Spreadsheet, the total tree replacement cost that will be provided is \$606,644.29.

Attached is a resolution from the Linden Board of Education reserving funds in the amounts of \$33,813.00 and \$606,644.29 for remittance to Green Acres.

Tree DBH	Diameter	Calculation	Replacement Trees based on 2" caliper replacement tree	total approx. cost of replacemt trees
37	18.5	1074.665	423.10	\$ 126,928.94
38	19	1133.54	446.28	\$ 133,882.68
39	19.5	1193.985	470.07	\$ 141,021.85
47	23.5	1734.065	682.70	\$ 204,810.83
			2022.15	\$ 606,644.29



City of Linden

Union County, New Jersey

Office of the City Clerk

City Hall - 301 North Wood Avenue

Linden, New Jersey 07036

(908) 474-8452

Fax: (908) 474-8451

Joseph C. Bodek, RMC, RPPO
City Clerk

Jennifer Honan
Deputy City Clerk

October 16, 2019

Kathleen A. Gaylord
Business Administrator/Board Secretary
2 East Gibbons Street
Linden, NJ 07036

Dear Ms. Gaylord;

The City Council of the City of Linden, on October 15, 2016 adopted Resolution 2019-375, supporting the State House Commission pre-application to the NJDEP Green Acres Program for a proposed subdivision of the Woodrow Wilson Memorial Park. Attached is a copy of said resolution for your records.

Sincerely yours,

Joseph C. Bodek
City Clerk

Cc: City Attorney Daniel Antonelli, Esq.
File

**RESOLUTION SUPPORTING THE STATE HOUSE COMMISSION PRE-
APPLICATION TO THE NJDEP GREEN ACRES PROGRAM FOR
PROPOSED SUBDIVISION OF THE WOODROW WILSON MEMORIAL PARK**

WHEREAS, Block 274, Lot 2 is part of the City of Linden Woodrow Wilson Memorial Park which is encumbered with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection's Green Acres Program; and

WHEREAS, in conjunction with the proposed subdivision, it is necessary to remove the Green Acres restrictions from a 0.103 acre portion of Woodrow Wilson Memorial Park; and

WHEREAS, the removal of Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to N.J.A.C. 7:36-26; and

WHEREAS, the City of Linden wishes to apply for approval for the proposed subdivision as a minor disposal or diversion of parkland under N.J.A.C. 7:36-26; and

WHEREAS, the first step in the application process for approval of a minor disposal or diversion of parkland is the filing of a pre-application under N.J.A.C. 7:36-26.4; and

WHEREAS, in accordance with N.J.A.C. 7:36-26.4(d)10, it is necessary for the City of Linden to submit as part of the pre-application a Resolution endorsing the application to divert or dispose or parkland;

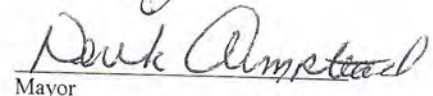
NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Linden, in the County of Union, State of New Jersey as follows:

1. The City of Linden endorses the filing of a pre-application for the proposed subdivision of the Woodrow Wilson Memorial Park pursuant to N.J.A.C. 7:36-26;
2. The City of Linden hereby finds that the proposed subdivision of the Woodrow Wilson Memorial Park would meet the minimum substantive criteria at N.J.A.C. 7:36-26.1(d) by enabling the Linden Academy of Science and Technology to better serve the public school students through improved utilization of the school campus, including the potential construction of a building addition;
3. The City of Linden acknowledges that in order to obtain the approval of the proposed subdivision of the Woodrow Wilson Memorial Park would, all substantive and procedural requirements of N.J.A.C. 7:36-26 must be met, including compensation requirements at N.J.A.C. 7:36-26.5; and
4. The City of Linden acknowledges that in the event the Green Acres Program classifies the proposed subdivision of the Woodrow Wilson Memorial Park as a major disposal or diversion of parkland, additional application information will be required under N.J.A.C. 7:36-26 before the application can proceed.

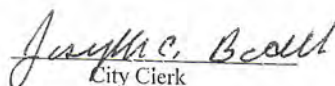
PASSED: October 15, 2019


President of Council

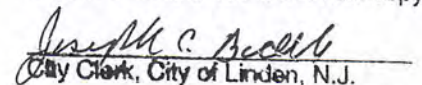
APPROVED: October 16, 2019


Mayor

ATTEST:


City Clerk

Certified to be a true and exact copy.


City Clerk, City of Linden, N.J.

Date: October 16, 2019

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Minor Disposal/diversion**

ATTACHMENT IV: PERMIT/APPROVAL CHECKLIST

This is a listing of any Federal, interstate, State and local approvals or permits required for the proposed project. Please include the application, permit, or docket number, the status of each permit or approval and the name and phone number of the contact at the Federal, interstate, State or local agency responsible for giving approval or permit issuance.

☐ Federal Approvals/Permits: _____

☐ Federal Consistency Determination: _____

☐ Interstate Approvals/Permits: _____

☒ County/Municipal Approvals: Please see attached sheet for full list of required permits

State Approvals/Permits

☐ CAFRA
Exemption Request: _____
Individual Permit: _____
General Permit: _____
Permit by Rule: _____

☐ D&R Canal Commission Certificate: _____

☐ Dam Safety Permit: _____

☐ Freshwater Wetlands
Exemption: _____
Individual Permit: _____
Transition Area Waiver: _____
Letter of Interpretation: _____
General Permit (specify #): _____
Open Water Fill Permit: _____

☐ Highlands
Resource Area Determination: _____
Preservation Area Approval: _____
HPAA with Waiver: _____
HPAA Emergency: _____
Pre- Application: _____

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Minor Disposal/diversion**

<input type="checkbox"/> Pinelands Certificate of Filing:	_____ _____
<input type="checkbox"/> Stream Encroachment Waiver:	_____
Permit:	_____
<input type="checkbox"/> Tidal Wetlands (1970) Permit:	_____ _____
<input type="checkbox"/> Tidelands (Riparian) Conveyance:	_____ _____
<input type="checkbox"/> Upland Waterfront Development Residential:	_____
Commercial:	_____
<input type="checkbox"/> Water Quality Certificate:	_____ _____
<input type="checkbox"/> Waterfront Development Permit Individual:	_____
Commercial:	_____
<input type="checkbox"/> Jurisdictional Determination:	_____ _____
<input type="checkbox"/> Permit Modification (Specify # & type)	_____ _____
<input checked="" type="checkbox"/> Other:	Please see attached sheet for full list of required permits _____ _____

I hereby certify that the information provided in this Permit/Approval Checklist is true and accurate.


Preparer of Application

2/14/26
Date

Regulatory Level	Agency	Permit/Approval	Status
State	NJ Department of Education	Office of School Facilities - Project Application	To be filed
State	NJ Department of Community Affairs	Elevator Permit	To be filed
Regional	Somerset-Union Soil Conservation District	Soil Erosion & Sediment Control Plan Certification	To be filed
Regional	Rahway Valley Regional Sewerage Authority	Sewage Treatment Approval	To be filed
County	Union County Planning Board	Minor Subdivision Approval	To be filed
County	Union County Planning Board	Site Plan Approval	To be filed
City	City of Linden Planning Board	Minor Subdivision Approval	To be filed
City	City of Linden Planning Board	Capital Project Site Plan Review	To be filed
City	City of Linden	NJ Uniform Construction Code Building Permits (Building Construction, Plumbing, Electrical, Fire Protection), Department of Health Permit	To be filed

Final Application Part I: Maps
for
Green Acres Program Minor Disposal
Woodrow Wilson Memorial Park
Block 274, Lot 2
City of Linden, Union County, New Jersey

Prepared for
City of Linden
301 North Wood Avenue
Linden, NJ

Prepared By
Edwards Engineering Group, Inc
69 West End Avenue
PO Box 843
Somerville, NJ 08876
Tel 908-231-9595
Fax 908-231-9696

**Green Acres Program
State House Commission Final Application
Local Parkland—Minor Diversion/Disposal**

ATTACHMENT II: MAP REQUIREMENTS

For all Final Application submissions please submit the following (# of copies), if the maps have changed since the Pre-application was submitted:

Location Maps (8½" x 11" in size):

- ☐ County Road Maps: Showing the proposed disposal/diversion parcel or area and the proposed compensation area **(2)**

Tax Maps (8½" x 11" or 11" x 17" in size):

- ☐ A) Showing the proposed disposal/diversion parcel(s)/area and any adjacent parkland; depict the entire park boundary and separately depict the proposed disposal/diversion area **(2)**
- ☐ B) Showing the proposed compensation parcel(s)/area and any adjacent parkland **(2)**

Aerial Site Maps* (11" x 17" or larger in size):

- ☐ A) A small scale site map showing the proposed disposal/diversion parcel(s) or area; depict the entire park boundary and separately depict the proposed disposal/diversion area **(18)**
- ☐ B) A small scale site map showing the proposed compensation (parcel(s)/area) and any adjacent parkland **(18)**

****If the Project is of such size/scale that the Aerial Site Map(s) also show the proposed disposal/diversion in relation to the proposed compensation, you do not need to include a large scale Reference Map requested below. If this is the case, please include 15 copies of the Aerial Site Map instead.****

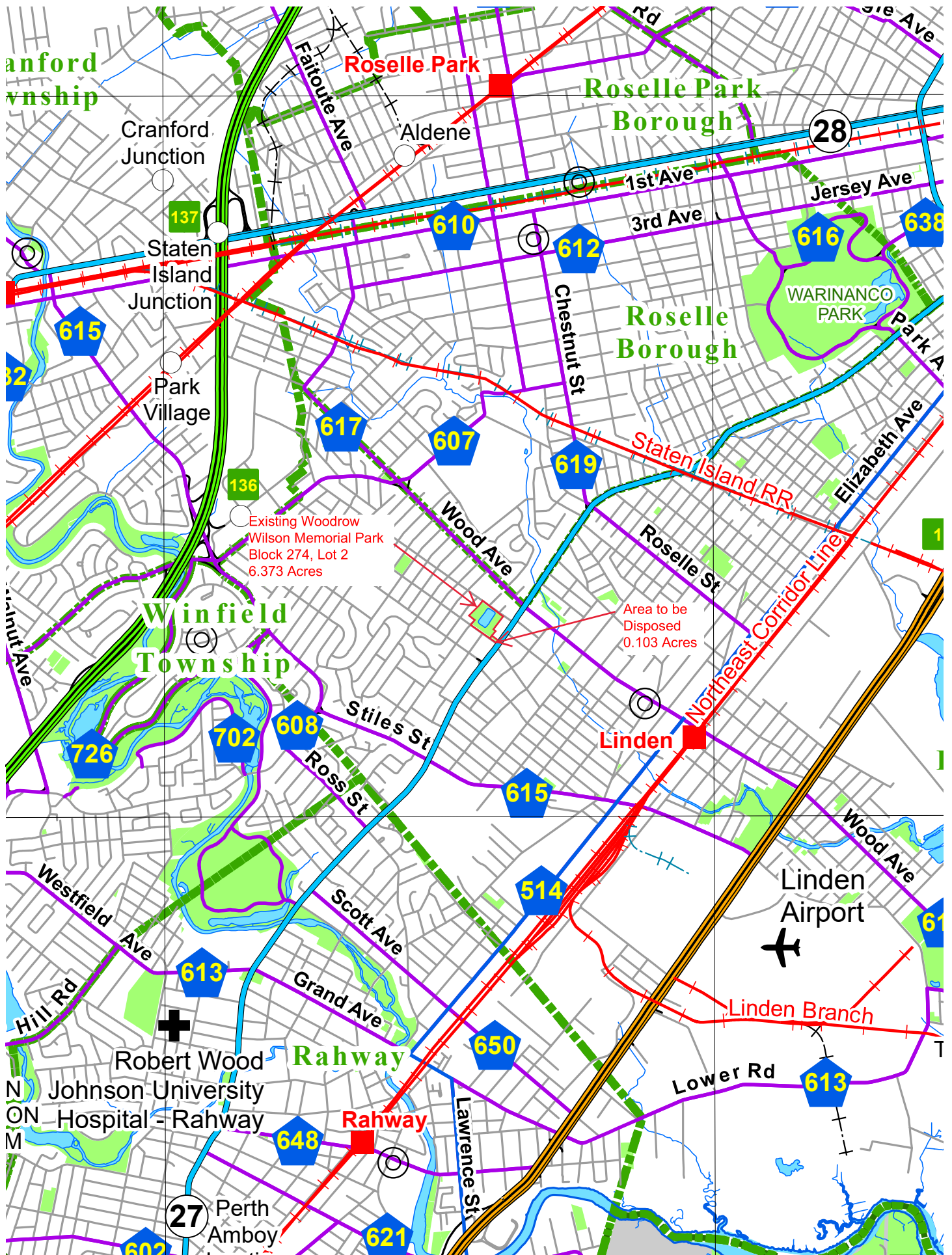
Reference Map* (Attachment III) (11" x 17" or larger in size):

- ☐ A large scale site map showing the proposed disposal/diversion in relation to the proposed compensation. Please include aerial imagery. **(18)**

If the proposed disposal or diversion will result in the loss of any development, additionally submit:

Park Facilities Maps (11" x 17"):

- ☐ A site plan showing all recreational facilities and identifying those facilities proposed to be removed **(18)**
- ☐ A site plan showing all proposed replacement recreational facilities **(18)**







Existing Woodrow
Wilson Memorial Park
Block 274, Lot 2
6.373 Acres

Area to be
Disposed
0.103 Acres

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
LEGAL SERVICES AND STEWARDSHIP (STATE HOUSE COMMISSION)
SURVEYOR'S CERTIFICATION AND SUMMARY FORM

STATE HOUSE COMMISSION PROJECT NAME: WOODROW WILSON MEMORIAL PARK
APPLICANT: CITY OF LINDEN **SHC NUMBER:** SHC2009002

PROJECT INFORMATION

FACILITY NAME: WOODROW WILSON MEMORIAL PARK
GREEN ACRES SOURCE OF FUNDING/ PROJECT NUMBER IF KNOWN: _____
TITLE HELD BY: CITY OF LINDEN **DEED BOOK:** 1320 **PAGE:** 135, 289 & 290
MANAGING AGENCY: CITY OF LINDEN

DIVERSION PARCEL INFORMATION

BLOCK: 274 **LOT:** 2 **MUNICIPALITY:** CITY OF LINDEN **COUNTY:** UNION
ENTIRE or PARTIAL ☒ **FEE** ☒ **or EASEMENT** _____ **- %of LOT:** 1.6 **ACRES DIVERTED:** 0.103

DIVERSION SURVEY INFORMATION

PREPARED FOR: CITY OF LINDEN BOARD OF EDUCATION
SURVEY FIRM: EDWARDS ENGINEERING GROUP INC. **CONTRACT No.** 1365
SURVEYOR: DAVID LUCCHI **NJPLS No.** GS43224
DATE ON SURVEY PLAN: 10/25/2019 **DATE SIGNED:** 10/25/2019 **DATE LAST REVISED:** _____

REPLACEMENT PARCEL INFORMATION

BLOCK: _____ **LOT:** _____ **MUNICIPALITY:** _____ **COUNTY:** _____
ENTIRE _____ **or PARTIAL** _____ **- FEE** _____ **or EASEMENT** _____ **- %of LOT:** _____ **-ACRES REPLACED:** _____

REPLACEMENT SURVEY INFORMATION

PREPARED FOR : _____
SURVEY FIRM: _____ **CONTRACT No.** _____
SURVEYOR: _____ **NJPLS No.** _____
DATE ON SURVEY PLAN: _____ **DATE SIGNED:** _____ **DATE LAST REVISED:** _____

REPLACEMENT TITLE INFORMATION

TITLE COMPANY _____
COMMITMENT No. _____ **DATE OF COMMITMENT** _____

CERTIFICATION

I hereby certify that I have completed the above survey(s) in accordance with the Green Acres Survey Guidelines contained in a written contract as indicated. Based upon an actual field survey and my examination of evidence, the above parcel proposed for diversion from outdoor recreation or conservation purposes consists of a total surveyed area of 0.103 acres. The above parcel proposed for replacement consists of a total surveyed area of _____ acres, subject to the following:

EASEMENTS _____

RESTRICTIONS _____

CONDITIONS _____

PUBLIC ROAD _____ **AC. CLAIMED NJ TIDELANDS** _____ **AC. CLOUDED TITLE** _____ **AC.** _____
UNDERWATER _____ **AC. ENCROACHMENTS: YES** _____ **NO** _____ **NUMBER OF DESCRIPTIONS:** _____

NET AREA OF REPLACEMENT ENCUMBRANCE DETERMINED BY GREEN ACRES _____ **AC.**



SURVEYOR'S SIGNATURE, DATE & SEAL

REVIEW BY GREEN ACRES, NJDEP

February 20, 2020
#1365

Metes and Bounds
Deed Description
Woodrow Wilson Memorial Park
Block 274 - Lot 2
City of Linden
Union County, New Jersey

All that certain tract or parcel of land located at #1100 Summit Terrace, in the City of Linden, County of Union, New Jersey, bounded and described as follows:


Beginning at a point in the southerly side line of Orchard Terrace, 60 ft. right of way; said point having an **NAD83, New Jersey State Plane** coordinate value of **N: 656,913.07, E: 557,060.29** and being located a distance of **220.00 ft.**, as measured along the aforementioned side line of Orchard Terrace, from the intersection of the Orchard Terrace side line with the southwesterly side line of West Saint George Avenue, also known as New Jersey State Highway Route #27, 80 ft. right of way and running thence;

1. Leaving the southerly side line of Orchard Terrace and running along the common property line with lot 3, land currently owned by the Linden Board of Education and known as the "*Linden Academy of Science and Technology*", said line runs between the westerly edge of a concrete walkway and a perimeter fence for tennis courts, **S 35°-27'-43" W**, a distance of **310.00 ft.** to an angle point having a coordinate value of **N: 656,660.57, E: 556,880.44** and running thence;
2. Still along the common property line with lot 3, **S 54°-32'-17" E**, a distance of **55.00 ft.** to an angle point having a coordinate value of **N: 656,628.67, E: 556,925.24** and running thence;
3. Still along the common property line with lot 3, **S 35°-27'-43" W**, a distance of **154.48 ft.** to an angle point having a coordinate value of **N: 656,502.84, E: 556,964.10** and running thence;
4. Still along a common property line with lot 3, **S 48°-31'-17" E**, a distance of **171.50 ft.** to an angle point in the southwesterly side line of West Saint Georges Avenue, having a coordinate value of **N: 656,389.25, E: 556,964.10** and running thence;
5. Along the southwesterly side line of West Saint Georges Avenue, **S 34°-54'-43" W**, a distance of **17.22 ft.** to a point having a coordinate value of **N: 656,375.13, E: 556,954.25** and being the intersection of the southwesterly side line of West Saint Georges Avenue and the northeasterly side line of Summit Terrace, 60 ft. right of way and running thence;
6. Along the northeasterly side line of Summit Terrace, **N 54°-32'-17" W**, a distance of **647.17 ft.** to a point having a coordinate value of **N: 656,750.59, E: 556,427.13**, said point being the intersection of the northeasterly side line of Summit Terrace and the southeasterly side line of Academy Terrace, 50 ft. right of way and running thence;

7. Along the southeasterly side line of Academy Terrace, **N 44°-42'-16" E**, a distance of **85.08 ft.** to an angle point having a coordinate value of **N: 656,811.06, E: 556,486.97** and running thence;
8. **N 48°-31'-17" W**, a distance of **44.37 ft.** along the terminus line of Academy Terrace to an angle point having a coordinate value of **N: 656,840.45, E: 556,453.73** and running thence;
9. Along the remainder of the Academy Terrace terminus line and also along the common property line with lots 4,5 and 8, **N 45°-09'-44" W**, a distance of **115.06 ft.** to an angle point having a coordinate value of **N: 656,921.57, E: 556,372.14** and running thence;
10. Along the common property line with lots 8 and 9, **N 35°-27'-43" E**, a distance of **92.78 ft.** to an angle point having a coordinate value of **N: 656,997.14, E: 556,425.97** and running thence;
11. Along the common property line with lots 9,10,11,12 and 13, **N 44°-38'-13" E**, a distance of **202.12 ft.** to an angle point being the northeast corner of lot 13 and having a coordinate value of **N: 657,140.96, E: 556,567.98** and running thence;
12. Along the common property line with lot 13, said line being a small portion of the northerly side line of lot 13, **N 54°-32'-17" W**, a distance of **9.81 ft.** to a point being the southeast corner of lot 1 and having a coordinate value of **N: 657,146.65, E: 556,559.99** and running thence;
13. Along the common property line with lot 1, **N 35°-27'-43" E**, a distance of **100.00 ft.** to a point in the southerly side line of Orchard Terrace, having a coordinate value of **N: 657,228.10, E: 556,618.01** and running thence;
14. Along the southerly side line of Orchard Terrace, **S 54°-32'-17" E**, a distance of **543.01 ft.** to the point and place of beginning.

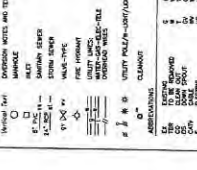
The above described parcel of land contains **277,620 sf - 6.373 acres** of land and appears on the *Green Acres Recreation and Open Space Inventory (ROSI)*. The parcel is also subject to a **15 ft. x 160 ft. storm drainage easement that can be found within deed book 2908, page 277 and was recorded on January 22, 1971.**

The above description was written pursuant to a plan entitled, **"Green Acres Land Diversion Map, Woodrow Wilson Memorial Park, block 274, lot 2, City of Linden, Union County, New Jersey"**. The referenced plan was prepared by Edwards Engineering Group Inc., 69 West End Avenue, Somerville, New Jersey 08876 and was dated October 25, 2019 and marked as File No. 1365. A reduced copy of said plan is attached hereto and made a part of.


David Lucchi P.L.S NJ No. GS43224
Professional Land Surveyor



municipal right-of-way and not to the State's right-of-way.



USE	UP	URBAN
DO	50	50
MAINT	10	10
ZONING-UNDER	10	10

卷五

February 20, 2020
#1365

Metes and Bounds
Green Acres Diversion Area - Deed Description
Woodrow Wilson Memorial Park
Block 274 - Lot 2
City of Linden
Union County, New Jersey

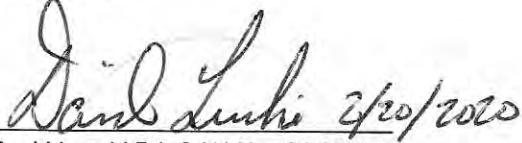
All that certain tract or parcel of land, being a portion of lot 2 - block 274, "Woodrow Wilson Memorial Park" located at #1100 Summit Terrace, in the City of Linden, County of Union, New Jersey, bounded and described as follows:

Beginning at the intersection of the southwesterly side line of West Saint Georges Avenue, also known as New Jersey State Highway Route #27, 80 ft. right of way, and the northeasterly side line of Summit Terrace, 60 ft. right of way, having a **NAD83, New Jersey State Plane coordinate value of N:656,375.13, E: 556,954.25** and running thence;

1. Along the northeasterly side line of Summit Terrace, **N 54°-32'-17" W**, a distance of **170.72 ft.** to a *capped pin set* having a coordinate value of **N: 656,474.17, E: 556,815.19**, and running thence;
2. Leaving the above referenced side line of Summit Terrace and along a new line, **N 35°-27'-43" E**, a distance of **35.20 ft.**, to a *capped pin set*, said point being the southwesterly corner of lot 3, lands currently owned by the Linden Board of Education and known as the "*Linden Academy of Science and Technology*", said point having a coordinate value of **N: 656,502.84, E: 556,835.61** and running thence;
3. Along the common property line with lot 3, **S 48°-31'-17"E**, a distance of **171.50 ft.** to a point in the southwesterly side line of West Saint Georges Avenue, having a coordinate value of **N: 656,389.25, E: 556,964.10**, and running thence;
4. Along the southwesterly line of West Saint Georges Avenue, **S 34°-54'-43" W**, a distance of **17.22 ft.** to the point and place of beginning.

The above described parcel of land, containing **4,471 sf. - 0.103 acres**, is to be diverted from the Green Acres' inventory and eventually granted, in a future minor subdivision and lot consolidation, to the *Linden Board of Education* to be consolidated with existing lot 3 - block 274, land currently known as the "*Linden Academy of Science and Technology*".

The above description was written pursuant to a plan entitled, "**Green Acres Land Diversion Map, Woodrow Wilson Memorial Park, block 274, lot 2, City of Linden, Union County, New Jersey**". The referenced plan was prepared by Edwards Engineering Group Inc., 69 West End Avenue, Somerville, New Jersey 08876 and was dated October 25, 2019 and marked as File No. 1365. A reduced copy of said plan is attached hereto and made a part of.


David Lucchi P.L.S NJ No. GS43224
Professional Land Surveyor

February 20, 2020
#1365

Metes and Bounds
Deed Description
Remaining Green Acres Encumbrance
Woodrow Wilson Memorial Park
Block 274 - Lot 2
City of Linden
Union County, New Jersey

All that certain tract or parcel of land located at #1100 Summit Terrace, in the City of Linden, County of Union, New Jersey, being the remaining Green Acres encumbrance to lot 2, block 274, "Woodrow Wilson Memorial Park" and being bounded and described as follows:

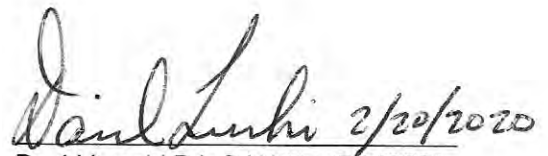
Beginning at a point in the southerly side line of Orchard Terrace, 60 ft. right of way; said point having an **NAD83, New Jersey State Plane** coordinate value of **N: 656,913.07, E: 557,060.29** and being located a distance of **220.00 ft.**, as measured along the aforementioned side line of Orchard Terrace, from the intersection of the Orchard Terrace side line with the southwesterly side line of West Saint George Avenue, also known as New Jersey State Highway Route #27, 80 ft. right of way and running thence;

1. Leaving the southerly side line of Orchard Terrace and running along the common property line with lot 3, land currently owned by the Linden Board of Education and known as the "*Linden Academy of Science and Technology*", said line runs between the westerly edge of a concrete walkway and a perimeter fence for tennis courts, **S 35°-27'-43" W**, a distance of **310.00 ft.** to an angle point having a coordinate value of **N: 656,660.57, E: 556,880.44** and running thence;
2. Still along the common property line with lot 3, **S 54°-32'-17" E**, a distance of **55.00 ft.** to an angle point having a coordinate value of **N: 656,628.67, E: 556,925.24** and running thence;
3. Still along the common property line with lot 3 and along a new line, **S 35°-27'-43" W**, a distance of **189.68 ft.** to a *capped pin set* in the northeasterly side line of Summit Terrace, having a coordinate value of **N: 656,474.17, E: 556,815.19** and running thence;
4. Along the northeasterly side line of Summit Terrace, **N 54°-32'-17" W**, a distance of **476.45 ft.** to a point having a coordinate value of **N: 656,750.59, E: 556,427.13**, said point being the intersection of the northeasterly side line of Summit Terrace and the southeasterly side line of Academy Terrace, 50 ft. right of way and running thence;
5. Along the southeasterly side line of Academy Terrace, **N 44°-42'-16" E**, a distance of **85.08 ft.** to an angle point having a coordinate value of **N: 656,811.06, E: 556,486.97** and running thence;
6. **N 48°-31'-17" W**, a distance of **44.37 ft.** along the terminus line of Academy Terrace to an angle point having a coordinate value of **N: 656,840.45, E: 556,453.73** and running thence;

7. Along the remainder of the Academy Terrace terminus line and also along the common property line with lots 4,5 and 8, **N 45°-09'-44" W**, a distance of **115.06 ft.** to an angle point having a coordinate value of **N: 656,921.57, E: 556,372.14** and running thence;
8. Along the common property line with lots 8 and 9, **N 35°-27'-43" E**, a distance of **92.78 ft.** to an angle point having a coordinate value of **N: 656,997.14, E: 556,425.97** and running thence;
9. Along the common property line with lots 9,10,11,12 and 13, **N 44°-38'-13" E**, a distance of **202.12 ft.** to an angle point being the northeast corner of lot 13 and having a coordinate value of **N: 657,140.96, E: 556,567.98** and running thence;
10. Along the common property line with lot 13, said line being a small portion of the northerly side line of lot 13, **N 54°-32'-17" W**, a distance of **9.81 ft.** to a point being the southeast corner of lot 1 and having a coordinate value of **N: 657,146.65, E: 556,559.99** and running thence;
11. Along the common property line with lot 1, **N 35°-27'-43" E**, a distance of **100.00 ft.** to a point in the southerly side line of Orchard Terrace, having a coordinate value of **N: 657,228.10, E: 556,618.01** and running thence;
12. Along the southerly side line of Orchard Terrace, **S 54°-32'-17" E**, a distance of **543.01 ft.** to the point and place of beginning.

The above described parcel of land contains **273,149 sf -6.270 acres** of land and appears on the *Green Acres Recreation and Open Space Inventory (ROSI)*. The parcel is also subject to a **15 ft. x 160 ft. storm drainage easement that can be found within deed book 2908, page 277 and was recorded on January 22, 1971.**

The above description was written pursuant to a plan entitled, **"Green Acres Land Diversion Map, Woodrow Wilson Memorial Park, block 274, lot 2, City of Linden, Union County, New Jersey"**. The referenced plan was prepared by Edwards Engineering Group Inc., 69 West End Avenue, Somerville, New Jersey 08876 and was dated October 25, 2019 and marked as File No. 1365. A reduced copy of said plan is attached hereto and made a part of.


David Lucchi P.L.S NJ No. GS43224
Professional Land Surveyor

